



Atascadero Planning Commission

Staff Report – Community Development Department

Del Rio Taco Bell & Retail (DEV19-0026)

RECOMMENDATION(S):

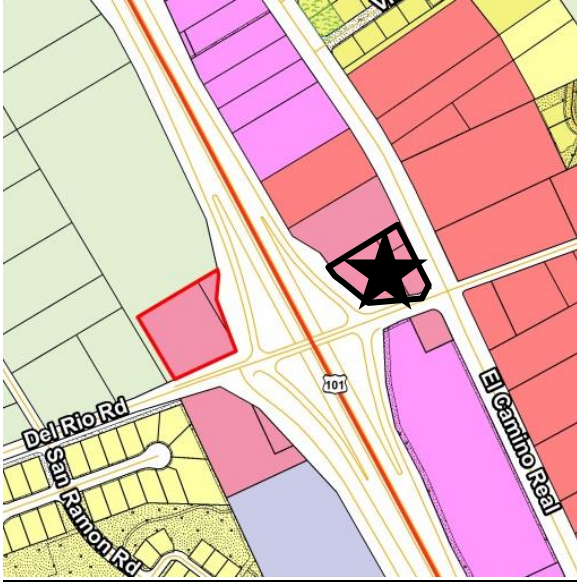

The Planning Commission adopt the attached PC Resolution approving a Conditional Use Permit and Lot Line Adjustment for a drive-through restaurant, subject to findings and conditions of approval.

Project Info In Brief:

PROJECT ADDRESS:	1920 El Camino Real	Atascadero, CA	APN	049-131-035, 050, 083
PROJECT PLANNER	Kelly Gleason Senior Planner	805-470-3446	kgleason@atascadero.org	
APPLICANT	Patti Whelen			
PROPERTY OWNER	MP Annex, LLC			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
General Commercial (GC)	Commercial Tourist (CT)	1.41 acres	Vacant	Drive-through restaurant
ENVIRONMENTAL DETERMINATION				
The proposed project is Categorically Exempt (Class 32) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) CEQA pursuant to CEQA Guidelines Section 15332, because it is an infill development of an existing vacant commercial parcel.				

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

Zoning and Location		2014 Aerial	
			
North:	South:	East:	West:
Commercial Tourist (CT)	Commercial Tourist (CT) Commercial Park (CPK)	Commercial Retail (CR) / Del Rio Specific Plan	Highway 101

DISCUSSION:

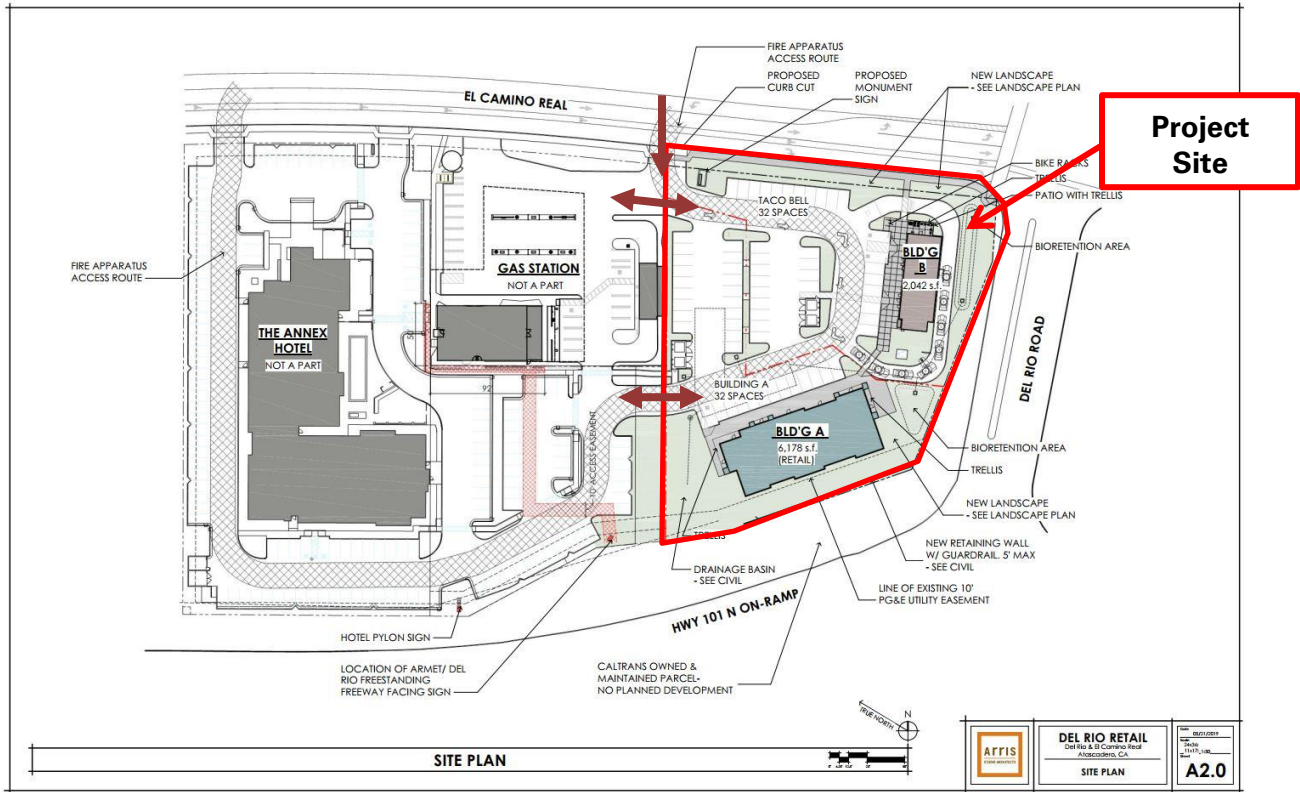
Summary

This property is currently vacant and is adjacent to the Del Rio Specific Plan area with the new Hilton Hotel under construction and an approved gas station on the adjacent property to the north. The project site is outside the Del Rio Specific Planning Area but is affected by improvements required at the Del Rio/ECR intersection and Del Rio overpass.

The subject site is approximately 1.41 acres in size. The applicant proposes a 6,000 square foot retail building and 2,000 square foot drive-through restaurant with 32 parking spaces. The project is designed to share access with the adjacent hotel and gas station developments. Since the new restaurant is requesting a drive-through, the project is subject to a Conditional Use Permit.



Composite Area Plan



ANALYSIS:

Use standards

The Municipal Code sets forth certain additional development standards for drive-through facilities (AMC 9-4.122). Standards include the following:

- Site must be located with direct access to an arterial or collector road.
- The drive-through lane must be separated from stop-over customer traffic circulation.
- There must be queuing for a minimum of 5 vehicles.
- On-site circulation signage must be provided.

The project site is located off of El Camino Real which is designated as an arterial road. A separated drive-through lane is proposed with stacking for 8 vehicles. Directional signage will be provided on site to ensure the functionality of internal site circulation.

Site Design

The project shares access off El Camino Real with the adjacent gas station that was approved late last year. Building A, with 6,178 square-feet of retail space, is located at the rear of the site, adjacent to Highway 101. The proposed drive-through, Building B, is

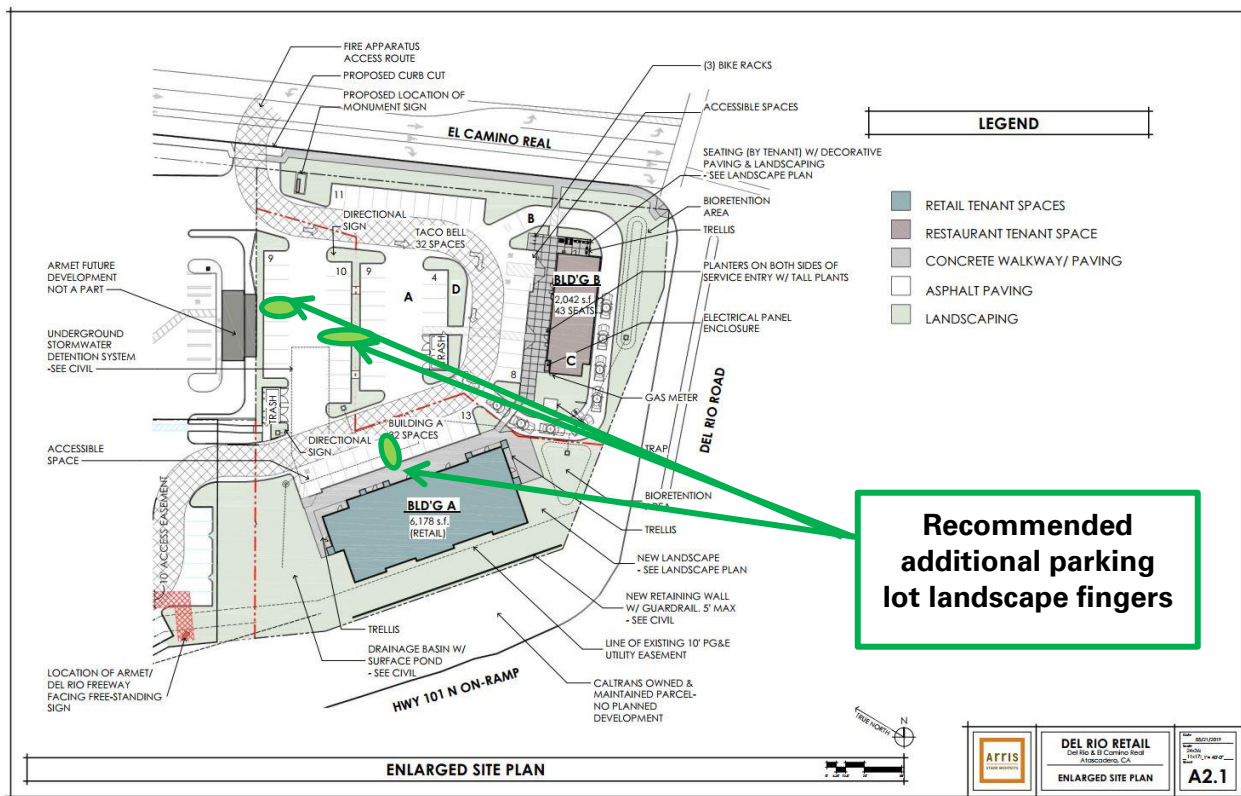


located at the corner of Del Rio Rd and El Camino Real. The drive through lane wraps the building and is located between the public road and the building. Landscape buffering is provided between the drive aisle and the adjacent public streets to soften the visual appearance of the drive-through lane. A pedestrian pathway connects the sidewalk on El Camino Real to the patio area for Building B.

The project site also connects to the hotel parking lot to the north. This allows for connectivity between business patrons and provides a fire access route that allows access to all buildings through the site.

Patio spaces are provided in front of the drive-through restaurant and retail buildings to allow for outdoor dining and flexible commercial spaces. Landscaped drainage basins are positioned around the site, providing functional visual interest from Del Rio Rd and Highway 101. Trash enclosures are located with the parking lot and are screened by adjacent landscaping.

Project Site Plan



Parking

The parking lot is designed with vegetated medians and tree canopy coverage. Per the Atascadero Municipal Code a minimum of 54 parking spaces are required. The project is providing 64 parking spaces and 3 bike racks located adjacent to Building B. The Municipal code also requires landscape fingers for shade trees every 8 parking spaces. **Staff is recommending that landscape fingers be added to the interior parking**



banks and the parking bank adjacent to Building A. Staff also recommends adding large planter urns for small shade trees for the patio in front of Building B.

Del Rio Specific Plan Road Improvements

The Del Rio Specific Plan calls for a round-about at the intersection of Del Rio and El Camino, as well as both the interchange on- and off-ramps. The project site is outside of the Specific Plan area; however, the site is adjacent to these improvement areas. The current site plan does not reflect areas needed to construct the round-about improvements. Staff is currently working on an amendment to the Specific Plan that looks at alternative land-use scenarios and alternative road improvements that do not include roundabouts. It is likely that these modified land use scenarios will eliminate the need for roundabouts, allowing this development to proceed as proposed. Should this not be the case, any site redesigns will be brought back to the DRC for review and recommendation.



Architectural Design

The commercial center is designed with a contemporary theme, consistent with the new hotel approved to the north. The contemporary look will also be complimentary to the contemporary custom-styled gas station and car wash to the north.



Façade materials include light and darker grey stucco, wood-appearance wall panels, horizontal siding, and simple metal trellises. Trellises wrap around the rear of Building A to provide visual interest facing the freeway. A trellis feature is also provided over the front patio of Building B facing El Camino Real. Both buildings include contemporary metal awnings.

BUILDING A DESIGN



BUILDING B DESIGN – TACO BELL



Landscaping

Landscaping includes street trees and perimeter planters around the buildings. Stormwater retention has been incorporated into landscape areas throughout the site. The site is sunken below the northbound freeway on-ramp elevation. Landscape buffering from the freeway includes trees and shrubs.



Sign Program

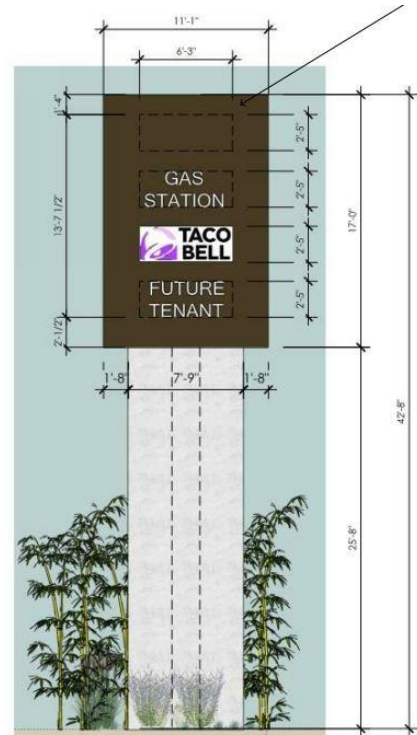
The purpose of the Del Rio Sign Program is to create a set of consistent standards for lessee signage with the Del Rio Retail Center, which includes the proposed retail center and the approved gas station to the north. The goal is to consolidate signage for these 2 sites, limiting the number of pole signs along the freeway frontage and creating a consistent center image over multiple properties under the control of different owners.

One freeway pylon sign is proposed just north of the project site located within a landscape planter on the adjacent hotel property. This pylon is in addition to the exclusive hotel pylon sign located farther to the north on the hotel property. The proposed pylon sign is just over 42-feet in total height. The design includes a concrete base with bronze



signage panel, consistent with the center design as well as complimentary to the adjacent hotel and gas station architecture. Atascadero Municipal Code allows one square foot per linear foot of freeway oriented business frontage. Building A has a total of 207 feet of freeway oriented frontage towards the Highway 101; however, AMC9-15.010 sets a maximum square footage of 150 square feet. The proposed design totals 61 square feet. The pylon sign design dimensions are compliant with the Atascadero Municipal Code.

A monument sign is proposed adjacent to the entry driveway off El Camino Real. The sign matches the materials of the pylon sign with a bronze panel face for individual tenant signs to be mounted to and a landscape planter at the base surrounded by a concrete curb. The sign design dimensions are compliant with the Atascadero Municipal Code (AMC9-15.009). **Staff is recommending that the Taco Bell sign mounted to the bronze panel be constructed of individual letters consistent with the other tenant signage. In addition, staff recommends that this sign be externally illuminated.**



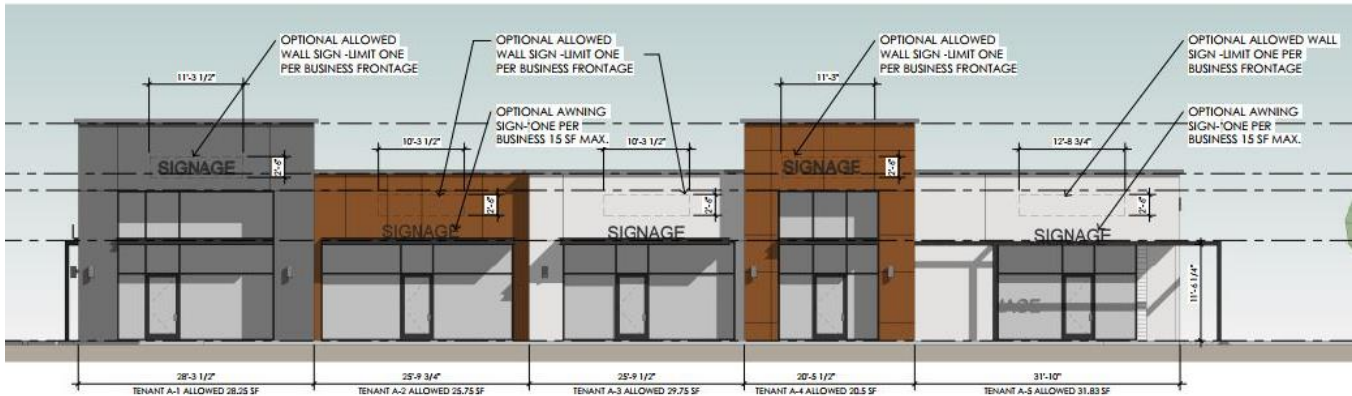
MONUMENT SIGN



Building wall signage is proposed on Building A facing Highway 101 and the parking lot. The proposed sign program allows for a variety of sign types including awning, projecting, wall mounted, and hanging signs. Each listed sign type has specific standards to ensure consistency throughout the development.



BUILDING A



Taco Bell signage (Building B) is proposed on all 4 elevations with a majority of the signs located on the wood panel clad tower. Additional signage is included above the main entrance and at the beginning of the drive-through lane. Atascadero Municipal Code allows for an aggregate total of 150 square feet of signage. The signage proposal for Building B consists of 122.6 square feet of sign area.

BUILDING B



The proposed sign program is largely compliant with the Atascadero Municipal Code (AMC9-15). Each proposed sign design is compliant with Atascadero code. The proposed sign program does not exceed the maximum allowed square footage threshold per tenant space. The program also describes chalkboard signs and window lettering. These alternative forms of signage do not contribute to the aggregate total area allowance but must conform to existing Atascadero codes.

Frontage Improvements

The project is required to build-out the Del Rio Rd frontage to current City standards. As it stands today, the approved Del Rio Specific Plan calls for a round-about at the Del



Rio/Highway 101 intersection. The round-about is designed to accommodate both the southbound on and off-ramps as well as Ramona Rd. Grading associated with the round-about will impact the project site. The City has adopted the interchange plan as part of the Del Rio Specific Plan, but has not adopted a plan line setback to guide development on affected parcels.

The City Council has directed staff to place the round-about permit process on hold while an analysis of alternative development scenarios is completed to determine what level of improvements are required without a big box store at Del Rio and El Camino Real. Construction of the round-about would encroach on a portion of the site and would alter the frontage improvements.

As part of this project, the applicant will be required to provide interim improvements, which include the installation of curb, gutter, and sidewalk up to the Highway 101 interchange at the existing signalized intersection. A pedestrian crossing is required to provide a safe path to the sidewalk on the south side of the overpass. New traffic lights may need to be installed to accommodate the new crosswalk. A Caltrans permit will be required for the installation of improvements at the overpass.

Traffic

Drive-through uses generate a significantly greater number of daily trips than other commercial uses. This is one reason use permit approval is required for these uses. Traffic can have significant impacts to neighborhoods and city infrastructure and analysis of these impacts requires careful consideration.

Uses currently approved as part of the Del Rio Specific Plan, including a big box retailer, generated a level of traffic that could not be accommodated by the existing overpass configuration. Roundabouts at the on and off-ramps, as well as at the intersection of El Camino Real and Del Rio, were included as a mitigation measure to accommodate the increase in daily traffic that was anticipated following the completion of both the Walmart, and Annex projects and in a future buildout scenario. As part of the Council’s direction to

Trip Generation Summary for Land Use Scenario 6											
Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Annex West											
Hotel	120 rooms	8.36	1003	0.47	56	33	23	0.60	72	37	35
Gas Station	12 fs	205.36	2464	12.5	150	77	73	14.00	168	86	82
Sit-Down Restaurant	3 ksf	112.18	337	9.94	30	17	13	9.77	29	18	11
Pass-by		-5%	-17	-5%	-2	-1	-1	-5%	-1	-1	0
Fast-Food Restaurant	3 ksf	470.95	1413	40.2	121	62	59	32.7	98	51	47
Pass-by		-5%	-71	-5%	-6	-3	-3	-5%	-5	-3	-2
Annex East											
Business Park	193 ksf	12.44	2401	0.40	77	47	30	0.42	81	37	44



analyze amendments to the Specific plan without a big box retailer, the City has completed a preliminary analysis of traffic impacts.

In addition, the adopted impact fee schedule allows the City to charge alternative traffic impact fees for those uses that generate either significantly higher or significantly lower daily trips than the average used to calculate the base fee. Drive-through facilities fall into this category. The proposed drive-through building will be charged traffic impact fees at the City's alternative per trip method that is currently part of the City impact fee schedule. Traffic impact fees will be based upon the projected number of vehicle trips from the restaurant. These trips are typically calculated utilizing a traffic analysis that is based on the ITE trip manual for fast food restaurants.

Lot Line Adjustment

The application also includes a lot line adjustment to rearrange the existing lot lines to accommodate the proposed development. Currently, an existing lot line bisects proposed building B.

GENERAL PLAN CONSISTENCY:

The General Plan supports economic development and tourist- serving development at freeway interchange locations where existing infrastructure can support traffic impacts. This project is also adjacent to the Del Rio Specific Plan which envisions a master planned commercial node. The proposed development provides retail and restaurant development of an existing vacant commercial parcel and is compatible with the Del Rio Specific Plan vision.

ENVIRONMENTAL DETERMINATION:

The proposed project is Categorically Exempt (Class 32) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) CEQA pursuant to CEQA Guidelines Section 15332, because it is an infill development of an existing vacant commercial parcel.

FINDINGS:

To approve DEV 19-0026, the Planning Commission must make all of the following findings:

Conditional Use Permit

1. The proposed project or use is consistent with the General Plan, and
2. The proposed project or use satisfies all applicable provisions of the Zoning Ordinance, and
3. The establishment, and subsequent operation or conduct of the use, will not 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, and

4. That the proposed project or use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development, and
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
6. The proposed project is in compliance with any pertinent city policy or criteria adopted by ordinance or resolution of the city council.

Lot Line Adjustment

1. The proposed lots for adjustment are legal lots of record
2. The Lot Line Adjustment, as conditioned, is consistent with current building and zoning standards
3. The Lot Line Adjustment is consistent with the General Plan and the Atascadero Municipal Code
4. The Lot Line Adjustment will not result in a greater number of lots than existing
5. Existing lot sizes of 1.13 and 1.58 gross acres shall be maintained with the area adjustment, consistent with processing of equal area adjustments historically approved by the City of Atascadero
6. The Lot Line Adjustment will correct historical and/or geographical use problems

ALTERNATIVES:

1. The Planning Commission may include modifications to the project and/or conditions of approval for the project. Any proposed modifications, including conditions of approval, should be clearly re-stated in any vote on the attached draft resolution.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.



3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

ATTACHMENTS:

1. Draft PC Resolution
2. Draft Class 32 CEQA exemption



ATTACHMENT 1: Draft Resolution
DEV 19-0026

DRAFT PC RESOLUTION

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND LOT LINE ADJUSTMENT FOR A COMMERCAIL CENTER INCLUDING A DRIVE-THROUGH RESTAURANT AT 1900, 1920, AND 1950 EL CAMINO REAL (APN 049- 131-035, 049-131-053, and 049-131-083)

DEL RIO RETAIL AND DRIVE-THROUGH (DEV 19-0026) MP ANNEX, LLC

WHEREAS, an application has been received from MP Annex, LLC (284 Higuera St, San Luis Obispo, California 93403), Owner and Applicant, to consider a Conditional Use Permit and Lot Line Adjustment for a commercial center with a drive-through restaurant located at 1900, 1920 and 1950 El Camino Real, Atascadero, CA 93422 (APNs 049-131-035, 049-131-053, and 049-131-083); and

WHEREAS, the site's current General Plan Land Use Designation is General Commercial (GC); and

WHEREAS, the site's current Zoning District is Commercial Tourist (CT); and

WHEREAS, drive-through uses are conditionally allowed in the Commercial Tourist zoning district; and

WHEREAS, the project was reviewed by the Design Review Committee at their regularly scheduled meeting on July 10, 2019; and

WHEREAS, recommendations of the Design Review Committee have been incorporated into the project exhibits and conditions of approval; 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 use permit was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said use permit; and



WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing studied and considered a use permit for a commercial development with drive-through restaurant.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Conditional Use Permit:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, in a regular session assembled on November 5, 2019, resolved to approve a conditional use permit for a commercial development with a drive-through restaurant (DEV 19-0026).

SECTION 3. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the conditional use permit:

1. FINDING: The proposed project or use is consistent with the General Plan; and,
2. FINDING: The proposed project or use satisfies all applicable provisions of the Zoning Ordinance; and,
3. FINDING: 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,
4. FINDING: The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and,
5. FINDING: 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,
6. FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.

SECTION 4. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the lot line adjustment:

7. FINDING: The proposed lots for adjustment are legal lots of record
8. FINDING: The Lot Line Adjustment, as conditioned, is consistent with current building and zoning standards



9. FINDING: The Lot Line Adjustment is consistent with the General Plan and the Atascadero Municipal Code

10. FINDING: The Lot Line Adjustment will not result in a greater number of lots than existing

SECTION 5. CEQA. The proposed project is Categorically Exempt (Class 32) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) CEQA pursuant to CEQA Guidelines Section 15332, because it is an infill development of an existing vacant commercial parcel.

SECTION 6. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on November 5, 2019, resolved to approve a Conditional Use Permit and Lot Line Adjustment for a commercial development with a drive-through restaurant (DEV19-0026) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Project Plan Set
3. EXHIBIT C: Lot Line Adjustment Map



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

Tom Zirk
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval DEV 19-0026
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Conditions of Approval	Timing	Responsibility /Monitoring
<p><i>Conditional Use Permit</i> <i>Del Rio Retail Development</i> 1900, 1920, and 1950 El Camino Real DEV 19-0026</p>	BL: Business License BP: Building / Grading Permit 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
Planning Services Conditions		
1. This Conditional Use Permit and Lot Line Adjustment shall allow a drive-through restaurant as part of a commercial development as described in these conditions of approval and generally shown in the attached exhibits, regardless of owner. Violation of any condition of approval or inconsistency with any adopted plan not authorized by the City shall result in immediate revocation of this entitlement.	Ongoing	PS
2. No permit shall be issued during the fourteen (14) day appeal period following the Planning Commission approval. Should an appeal be filed, no permit shall be issued until final action on the appeal has been taken.	BP	PS
3. The Community Development Department shall have the authority to approve minor changes to the project that (1) modify the site plan of the 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 Conditional Use Permit.	BP / Ongoing	PS
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date, unless the project has received a building permit, or a time extension has been applied for.	BP	PS
5. The owner and 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 this Conditional Use Permit.	Ongoing	PS
6. Development of the site shall be in accordance with the City approved exhibits as attached unless specifically modified by conditions of approval or approved by the City.	Ongoing	PS
7. Prior to permit issuance for any site work or structure, a lot line adjustment shall be completed and recorded should any proposed structure cross existing property lines.	BP	PS
8. The site shall be modified to eliminate all improvements other than grading from the area necessary to accommodate construction of interchange improvements as adopted by the City council and approved by the City Engineer. These improvements currently	BP	PS



ITEM 2
Del Rio Retail
DEV 19-0026 / MP Annex, LLC

include a roundabout at the Del Rio / Highway 101 southbound interchange.		
9. All site improvements and buildings shall be maintained in a high quality manner. All buildings and landscaping shall be repaired immediately if damaged. Continued regular maintenance shall occur to ensure that the commercial buildings and site improvements reflect a high quality project.	Ongoing	Planning
10. The owner shall install all new and relocated utilities underground.	BP	PS
<i>Signage:</i> 11. All tenant signage shall be consistent with the exhibits as attached. 12. Changeable copy signage shall be limited to the chalkboard signage included in the attached sign program. 13. No internally illuminated flat faced cabinet signage shall be permitted. 14. All tenant signs on the monument sign shall be individual letters. Business logos will be permitted provided the material is compatible with the individual letter design. 15. Any modifications to the signage design shall be reviewed and approved by the Design review Committee.	BP	PS
<i>Landscaping:</i> 16. All trees shall be maintained in a manner which allows for a natural growth pattern. In no manner shall the height of the trees be stunted or limited, either through pruning or chemical application. 17. All trees within the right-of-way along the project frontage shall be maintained in perpetuity by the development.	Ongoing	PS
Public Works Conditions		
General Conditions		
18. Plans, specifications, and details prepared for the public improvements required shall be prepared in accordance with City Standard Specifications and Drawings, and to the satisfaction of the City Engineer.	IP	CE
19. Public improvement plans (PIPs) shall be prepared by a licensed civil engineer. PIPs shall be prepared on 24"x36" plan sheets, use the City Standard border and signature block, and shall comply with Section 2 of City Standard Specifications.	IP	CE



<p>20. All Public Improvement Plans (PIP) shall contain the City of Atascadero Standard Notes for Improvement Plans on file in the City Engineer's office.</p>	IP	CE
<p>21. The Developer shall be responsible for all inspection costs of the public improvements in accordance with City of Atascadero Municipal Code Sections 7-12.506. At the discretion of the City Engineer, the Developer shall execute an inspection agreement with the City Engineer to provide a City approved third party inspector and/or to pay the costs of contract inspection of the public improvements. At the discretion of the City Engineer, a third party inspector may include the Engineer of Work (EOW) for the project, at the cost of the Developer. The contract inspector or EOW shall provide ongoing inspection as frequently as the City Engineer deems appropriate to determine the construction has been completed in substantial conformance with the plans and specifications.</p> <p>At the completion of construction and prior to the final inspection, the contract inspector or EOW shall submit the following items to the City Engineer:</p> <ul style="list-style-type: none"> • Engineer of Work Certification (City form) • Soil Testing Reports • Material Certifications • Record Drawings (including electronic files in PDF format and an AutoCAD base map) • Other documentation that may be required by the City Engineer to determine satisfactory completion of the project. 	IP	CE
<p>22. The Applicant is responsible for all rights-of-way acquisitions and associated costs.</p>	IP	CE
<p>23. The ADA connection from the adjacent sidewalk shall be as depicted on sheet A2.0 of the attached Exhibits.</p>	IP/BP	CE
<p>24. The proposed drive-through building will be charged traffic impact fees at the City's alternative per trip method that is currently part of the City impact fee schedule. Traffic impact fees will be based upon the projected number of vehicle trips from the restaurant as determined using the most current version of the ITE trip manual.</p>	BP	CE
<p>El Camino Real Improvements</p>		
<p>25. The Developer shall complete street improvements for El Camino Real and Del Rio Rd in accordance with City Standard Specifications and Drawings and in conformance with Public Improvement Plans approved by the City Engineer.</p> <p>The Developer shall construct the following El Camino Real (ECR) improvements:</p>	IP	CE



<p>a. New frontage improvements consisting of an integral curb, gutter, and sidewalk per City Standard Drawing No. 418 (Type A) and 419 (6-foot wide per note 5); curb face to be 35-ft from centerline and shall align with the new curb alignment recently approved with the hotel project at 1800 El Camino Real.</p> <p>b. New driveway approach per San Luis Obispo County Standard Drawing Nos. B-3, B-3a (drawing condition 1).</p> <p>c. New ADA compliant curb-ramp at northwesterly corner of ECR and Del Rio Rd.</p> <p>d. Widen ECR pavement to tie to new frontage improvements. The pavement section shall be designed based on a Traffic Index (TI) = 10.0 and a 20-yr design life.</p> <p>e. New southbound (SB) travel lanes and striping:</p> <ul style="list-style-type: none"> i. One 12-ft wide left-turn lane (100-ft stacking) with striped center median ii. One 12-ft wide through lane iii. One 5-ft wide bike lane iv. One 12-ft wide right-turn lane beginning southerly of the project entrance (175-ft stacking) v. New SB through lane shall align with the existing SB lane southerly of Del Rio Rd to the satisfaction of the City Engineer. <p>f. New northbound (NB) travel lanes:</p> <ul style="list-style-type: none"> i. One left-turn pocket serving the project entrance with continuation of the striped center median identified above. <p>g. New two-way center turn-lane to be striped northerly of the project entrance. Two-way turn lane shall align with the new two-way center turn-lane approved for the northerly Hotel project at 1800 El Camino Real.</p> <p>h. The Developer shall relocate and adjust traffic signals as necessary to accommodate the new lane configurations and street improvements, to the satisfaction of the City Engineer</p>		
<p>26. Roadway signing and striping shall be in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).</p>	IP	CE
<p>27. Existing overhead utilities on the ECR frontage of the subject property shall be placed underground, to the satisfaction of the City Engineer. The Developer shall bear all costs for design and construction of undergrounding.</p>	IP	CE
<p>Stormwater</p>		
<p>28. A Storm Water Control Plan (SWCP) shall be prepared in accordance with City Standard Specifications and the Regional Water Quality Control Board Res. No. R3-2013-0032. The SWCP shall include supporting hydraulic calculations for each Tier. The</p>	BP	CE



SWCP shall be completed on the City standard form available from the City Engineer.		
29. A Stormwater Pollution Prevention Plan (SWPPP) is required prior to the start of construction. The construction plans shall include the WDID number on the Title Sheet.	BP	CE
On-Site Easements		
30. The property owner shall dedicate a 6-foot wide Public Utility Easement (PUE) contiguous to El Camino Real and Del Rio Road rights-of-way.	BP	CE
31. The property owner shall create common driveway easement over that portion of the subject property to be used for the common driveway serving the subject property and the adjacent northerly property. The easement shall be subject to review and approval by the Community Development Director and the City Engineer	BP	CE
32. Drainage easements and agreements are required if drainage improvements over more than one parcel are shared and operated as one system	BP	CE
33. Where an easement is created for commonly owned or operated improvements for the benefit of more than one property, there shall also be created a maintenance and operations agreement, to the satisfaction of the Community Development Director and City Engineer	BP	CE / PS
Utilities		
34. Each parcel shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standard Specifications and Drawings	BP	CE
35. The Developer shall underground the existing overhead utility system within the project boundaries and along the public street frontages, to the satisfaction of the City Engineer. When undergrounding of overhead utilities requires modifications to existing overhead utilities within the adjacent block or neighborhood, the City Engineer shall determine a reasonable limit of the undergrounding efforts in coordination with the affected utility purveyors	BP	CE
36. The Developer shall contract with each public utility purveyor for an underground system design. Each design shall be submitted to the City Engineer for review and approval, prior to approval of the public improvement plans	BP	CE



EXHIBIT B: Project Plan Set
DEV 19-0026

See following



Attachment 2: Draft Class 32 CEQA Exemption
DEV 19-0026

