

## **\* COVID-19 NOTICE \***

In accordance with City Council Resolution No. 2021-066 and the requirements of AB 361, the Design Review Committee Meeting will not be physically open to the public and Staff will be teleconferencing into the meeting.

**INTERESTED INDIVIDUALS** are invited to participate through the Zoom platform using the link below and will be given an opportunity to speak in favor or opposition to the project or may call 669-900-6833 to listen and provide public comment via phone.

### **HOW TO SUBMIT PUBLIC COMMENT:**

To provide written public comment, please email comments to: [drc-comments@atascadero.org](mailto:drc-comments@atascadero.org) by 5:00 p.m. the day before the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. Comments will be forwarded to the Design Review Committee and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as part of the record of the meeting. Please note, email comments will not be read into the record. All comments received may become part of the public record and are subject to the Public Records Act.

To join the virtual meeting:

Zoom Link

Meeting ID: 817 1222 5756 \*\*No passcode required\*\*

<https://us02web.zoom.us/j/81712225756?pwd=dUNqRG15dEpjN1B0MX1yVzVnZkZWUT09>

### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org) or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: [www.atascadero.org](http://www.atascadero.org).

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, [www.atascadero.org](http://www.atascadero.org). All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



# **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA**

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**Committee Meeting  
Thursday, January 27, 2022  
2:00 P.M.**

**City Hall  
6500 Palma Avenue  
Atascadero, California**

## **CALL TO ORDER**

Roll Call: Chairperson Heather Newsom  
Vice Chairperson Susan Funk  
Committee Member Emily Baranek  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

## **APPROVAL OF AGENDA**

## **PUBLIC COMMENT**

## **CONSENT CALENDAR**

### **1. APPROVAL OF THE DECEMBER 16, 2021 DRAFT MINUTES**



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view DRC Website



## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF NEW TOOL RENTAL CENTER ADDITION AT THE HOME DEPOT AT 905 EL CAMINO REAL**

The proposed project includes an addition to create a new tool rental center at the Home Depot and identification of outdoor sales, rental, and display areas.

Recommendation: Staff requests the DRC review the proposed design concept. (AMND21-0094)

### **3. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW LANDSCAPE MATERIAL SALE AND EQUIPMENT RENTAL USE AT 6501 VIA AVE**

The proposed project includes a new business that includes outdoor sales of landscaping material and equipment.

Recommendation: Staff requests the DRC review the proposed design concept and direct the applicant to make any modifications to the site or building design as necessary (USE21-0083).

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

### **DIRECTOR'S REPORT**

### **ADJOURNMENT**

*The next DRC meeting is tentatively scheduled for Thursday, Feb. 10, 2022, at 2:00 p.m.*

***Agendas, Minutes and Staff Reports are available online at [www.atascadero.org](http://www.atascadero.org) under City Officials & Commissions, Design Review Committee.***



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view DRC Website





ITEM NUMBER: 1

DATE: 1-27-22

## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE**

# **DRAFT MINUTES**

**Regular Meeting – Thursday, December 16, 2021 – 1:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, CA 93422**

### **CALL TO ORDER – 1:00 p.m.**

Chairperson Newsom called the meeting to order at 1:00 p.m.

### **ROLL CALL**

Present: **By Teleconference**  
Chairperson Heather Newsom  
Vice Chairperson Susan Funk  
Committee Member Emily Baranek  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

Absent: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference**  
Community Development Director, Phil Dunsmore  
Deputy Community Development Director, Loreli Cappel  
Senior Planner, Kelly Gleason  
Associate Planner, Mariah Gasch  
Assistant Planner, Bailey Sullivan

Others Present: **By Teleconference**  
Various members of the public

### **APPROVAL OF AGENDA**

**MOTION: By Vice Chairperson Funk and seconded by  
Committee Member Schmidt to approve the  
Agenda.**

***Motion passed by 5:0 by a roll call vote.***

**PUBLIC COMMENT**

The following member of the public spoke during public comment: Reyna Pesch.

***Chairperson Newsom closed the Public Comment period.***

**CONSENT CALENDAR**

**1. APPROVAL OF THE NOVEMBER 18, 2021 DRAFT MINUTES**

Recording Secretary Manier noted a typo in the motion in Page 1, and stated the word Committee should be removed in front of Vice Chairperson.

**MOTION: By Committee Member Baranek and seconded by Committee Member van den Eikhof to approve the Consent Calendar, with the above correction.**

***Motion passed by 5:0 by a roll call vote.***

**DEVELOPMENT PROJECT REVIEW**

**2. REVIEW OF REGIONAL ADU (ACCESSORY DWELLING UNIT) STOCK PLANS**

In conjunction with the Cities of Arroyo Grande, Morro Bay, and Grover Beach, the City of Atascadero will be presenting preliminary designs for, and soliciting input on, pre-approved ADU stock plans for use by residents of the listed communities.

**Recommendation:** Staff requests the DRC review the proposed design concept (CPP20-0026).

Deputy Director Cappel gave an introduction on the project. Ryan Brockett from Brockett Architecture (in conjunction with Workbench) shared a presentation on the project. Members of the team who also shared in the presentation were Omar Hason, Alexandra Sklar, and Jamileh Cannon. The goal is to have plans ready in mid-2022.

Director Dunsmore stated that this item will not move forward to Planning Commission, but we may give an update to the City Council after other cities weigh in. (There is no real approval process other than the construction process.) Customers will have the option to design their own unit; as this is simply an option to help streamline the process if a customer wants to use these. Information packages will be available for applicants.

Staff answered questions from Committee members.

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Cistina (no last name given).

Staff answered questions raised during public comment.

***Chairperson Newsom closed the Public Comment period.***

The Committee agreed on the following recommendations:

- Flexibility in these options i.e. size of window opening so that doors can be added and options for shower to provide age in place options.
- Provide pre-designed reviewed/approved awning styles that will allow for shading depending on site placement or orientation.
- Consider different variety in shapes to accommodate different lot configurations and placement challenges.
- Explore storage areas/loft space.
- Options for using plans beyond ADUs (i.e. for multi-family or SB9 units).
- Encourage outdoor space in the designs.
- Could plans include options for visual screening of the kitchen from the front door, a planter, or some other option such as alternative door placement to avoid or interrupt that particular sight line.
- Offer reverse versions (the homeowner would have to provide a site plan, and the customer will have to show if they want it flipped).

The Committee agreed with the staff report, and recommended that the project move forward, based on comments received.

*Vice Chairperson Funk left the meeting at 2:25 p.m.*

### **3. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW MULTI-FAMILY BUILDING AT 2505 EL CAMINO REAL**

The proposed project includes a new 2-story, 10-unit multi-family building behind an existing single-family residence for a total of 11 units. The project includes new landscaping and a total of 11 on-site parking spaces.

Recommendation: Staff requests the DRC review the proposed design concept and direct the applicant to make any modifications to the site or building design as necessary (PRE21-0080).

Planner Gasch presented the staff report and she and Planner Gleason answered questions from the Committee. Thom Jess from Arris Studio Design Architects gave a presentation on the project (Exhibit A).

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Reyna Pesch and Sara Bowers.

***Chairperson Newsom closed the Public Comment period.***

Staff answered questions raised during public comment. Planning staff will work with the Public Works Department on traffic-related and circulation issues.

The Committee agreed on the following recommendations:

**Multi-Family Standards/ Architecture and Design**

- The Committee agreed with the design as presented.
- If the applicant chooses to add grids, they must be integral (not plant on). Otherwise, no grids should be added.

**Fencing**

- The Committee agreed with internal fence being removed, so the existing residence can have more yard.

**Landscaping Requirements and Standards**

- The Committee recommended reducing landscaping to increase space allowed for parking; non-native trees can be reduced/removed. Staff will work with applicant to ensure there is compatibility with neighbors.

**Trash Enclosure**

- The Committee agreed the location makes sense, but staff and the applicant should make sure that Atascadero Waste Alternatives has provided input on the location.

The Committee agreed with the staff report, and recommended that the applicant move forward to the Building permit phase. This item will not be forwarded to Planning Commission.

**COMMITTEE MEMBER COMMENTS AND REPORTS**

Director Dunsmore introduced Bailey Sullivan to the DRC and the DRC members welcomed her.

**DIRECTOR'S REPORT**

Director Dunsmore stated that the next meeting is tentatively set for January 13, 2022.

Phil gave an update on development projects, the General Plan Update, the ADU ordinance, and SB9. We will have some handouts on SB9 in the future. Under SB9, people who have single family residential lots on sewer may be eligible to subdivide their property.

**ADJOURNMENT– 3:33 p.m.**

The next regular meeting of the DRC is scheduled for Thursday, January 13, 2022.

**MINUTES PREPARED BY:**

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Annette Manier, Recording Secretary  
Administrative Assistant

**ITEM NUMBER:** 1

**DATE:** 1-27-22

The following Exhibit is available in the Community Development Department:

Exhibit A - Presentation



## **Atascadero Design Review Committee**

### **Staff Report – Community Development Department**

### **Home Depot Tool Rental Expansion**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.
1/27/22	Loreli Cappel	Home Depot - Janay Mommer	<b>AMND21-0094</b>
<b>PROJECT LOCATION</b>			
905 El Camino Real, Home Depot Center			
<b>RECOMMENDATION</b>			
Staff requests the Design Review Committee review the proposed design for the Home Depot Tool Rental Expansion Project and provide feedback. (AMND21-0094)			
<b>PROJECT DESCRIPTION</b>			
<p>The applicant proposes the construction of an approximately 2,500 square foot building addition to south side of the existing Home Depot store to accommodate a new Tool Rental Center (TRC). The TRC will provide a range of small power tools and larger power equipment to customers and contractors. The building addition of will include approximately 2,520 SF for sales and display in addition to a 1,329 SF storage space for tools. The addition will have access from the Home Depot store and will match the existing building material.</p> <p>Additionally, the applicant requests to utilize approximately ten (10) parking stalls for permanent display of larger rental equipment and eight (8) parking stalls designated for rental truck parking. The business currently includes 546 onsite parking spaces, exceeding the city's requirement of 1 space per 500 SF, by 281 spaces. No maintenance of equipment or vehicles will be done on-site.</p>			
<b>ENVIRONMENTAL DETERMINATION</b>			

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

<i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i>			
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/> General Rule Exemption

**DISCUSSION:**

Background

Home Depot is currently located at 905 El Camino Real and was originally approved in March, 1999 under CUP 99011. The existing business is comprised of 105,700 SF of floor space with an additional 24,109 SF outdoor garden center. The project was approved in 1999 and developed between 2000 and 2001. The parking lot is utilized seasonally for outdoor sales of rugs, Christmas trees, and other items. A permanent outdoor sales installation of sheds is located on the northwest side of the site.

**ANALYSIS:**

Site Design

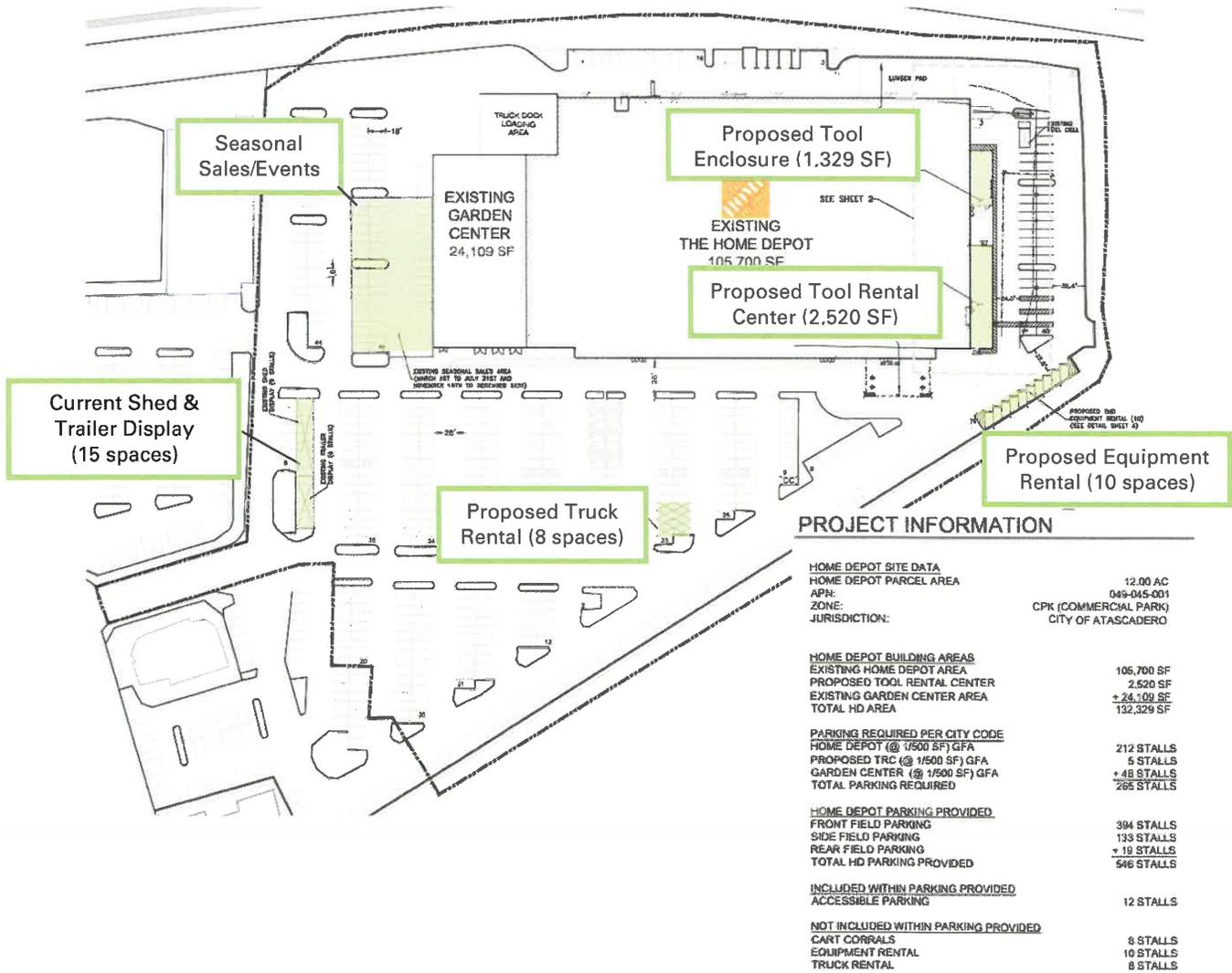
The proposed addition is on the south side of the existing building and will extend the footprint by 23.3 feet to the south. Public entry to the rental center will occur through the existing building with employee only access to the tool storage area. No existing parking spaces will be eliminated to accommodate the building addition. The proposal includes the following components:

1. **Tool Rental Center (TRC)** – A 2,520 SF expansion for rental of tools associated with general construction (ranging from a drill to larger equipment such as tall ladders). This will also include a 1,329 SF enclosure of vinyl coated mesh to store the new rental tools and equipment.
2. **Display of Rental Equipment** - Ten (10) parking stalls at the southeast corner of the property will be used to display large equipment that can be rented at the Tool Rental Center. The equipment will be placed on trailers that are locked and chained but readily available for customers to hook up to their vehicles upon rental. Equipment to be displayed includes larger compact power rental equipment such as a backhoe or trencher.
3. **Truck Rental** – Eight parking stalls will be designated for Home Depot Rental Truck parking. This program will allow customers the ability to rent trucks between



12' to 26' in length to transport large items and/or tow equipment trailers. It is anticipated that three to six trucks will be parked on-site at a time.

Walkways have been included to mitigate conflict between pedestrians and vehicles after exiting the new tool rental center. Additionally, equipment rental parking stalls have been sited along the southeast retaining wall below the grade of adjacent residential properties to mitigate noise. The following site plan identifies the proposed changes to the current project.



Neighborhood Compatibility (Noise)

This proposed project is limited to the boundaries of the existing Home Depot Center. The original use permit includes conditions to ensure that neighborhood noise impacts are



minimized and limited to the hours of 7am to 9pm. The proposed tool rental center includes indoor customer space for the display and rental of equipment as well as a tool storage space that is enclosed by wire mesh. This portion of the addition faces the south adjacent to single-family residential properties. The adjacent properties slope upward away from the site and the nearest residence is approximately 300 feet away. The tool rental center will be limited to business hours. Additionally, the equipment and truck parking areas are located within the existing parking area near the contractor entrance and material loading area.

The applicant provided an acoustical analysis to address any potential increase in noise from any of the proposed uses. The study concluded that the proposed use and equipment rental display location will not increase existing noise levels and will have no noise impact on the project so long as there are three or less large equipment trailer rentals per hour.

Architectural Design:

The addition has been designed to match the existing materials of the building including stucco siding painted to match. The addition is 20-feet in height, lower than the existing roofline. Imagery of similar tool rental centers is included below.



The rental center also includes a tool storage area that is enclosed by black vinyl coated wire mesh. A portion of this area is covered by a solid roof with the remaining area uncovered.



**ITEM 1**  
**Home Depot Tool Rental Center**  
**AMND21-0094**





**DRC DISCUSSION ITEMS:**

1. Site Design
2. Architecture (materials and colors)
3. Neighborhood compatibility, including noise

**ATTACHMENTS:**

1. DRC Action Form for AMND21-0094
2. Project Design Package
3. Noise Study conducted by Veneklasen Associates on 12/3/2021



**Attachment 1 : DRC Action Form for AMND21-0094**

**See Following**





# CITY OF ATASCADERO

## Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | [www.atascadero.org](http://www.atascadero.org)

### DRC Action Form

**Project #:** AMND21-0094

**Project Title:** Home Depot Tool Rental Expansion

**Planner/ Project Manager:** Loreli Cappel

**DRC Review Date(s):** 1/27/22

---

**Final Action:**     DRC     PC     CC

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#### Conditions & Recommendations:

1. All exterior building lighting has been conditioned to be fully shielded to limit light intrusion onto adjacent properties while providing for adequate perimeter safety.
2. The project has been conditioned pending a formal submittal of a seasonal sales, events and outdoor storage and display plan (to include locations and calendar).

**Attachment 2 : Project Design Package**

**See Following**



# SITE DEVELOPMENT PLANS TOOL RENTAL CENTER & EQUIPMENT RENTAL FOR THE HOME DEPOT #1031



## SHEET INDEX

Sheet NO.	DESCRIPTION
1	OVERALL TRC SITE PLAN
2	TRC SITE PLAN
3	B&W ELEVATIONS
4	COLOR ELEVATIONS
5	DETAILS
6	MATERIAL BOARD





**PROJECT INFORMATION**

HOME DEPOT SITE DATA  
 HOME DEPOT PARCEL AREA  
 ZONE: CPK (COMMERCIAL PARK)  
 JURISDICTION: CITY OF PASADENO

HOME DEPOT BUILDING AREAS  
 EXISTING HOME DEPOT AREA  
 EXISTING HOME DEPOT CENTER  
 EXISTING GARDEN CENTER AREA  
 TOTAL HD AREA

PARKING REQUIRED PER CITY CODE  
 PROPOSED TRUCK RENTAL (8,100 SF) GFA  
 PROPOSED TRUCK RENTAL (8,100 SF) GFA  
 TOTAL PARKING REQUIRED

HOME DEPOT PROVIDED  
 SIDE FIELD PARKING  
 FRONT FIELD PARKING  
 TOTAL HD PARKING PROVIDED

INCLUDED WITHIN PARKING PROVIDED  
 ACCESSIBLE PARKING

NOT INCLUDED WITHIN PARKING PROVIDED  
 EQUIPMENT RENTAL  
 TRUCK RENTAL

12,000 AC  
 105,700 SF  
 126,000 SF  
 132,000 SF

241 STALLS  
 5 STALLS  
 48 STALLS  
 200 STALLS

394 STALLS  
 133 STALLS  
 133 STALLS  
 248 STALLS

12 STALLS  
 8 STALLS  
 10 STALLS  
 6 STALLS

**TRC SITE PLAN**

DATE: 10/26/2021  
 REVISION DATES: 11/16/2021

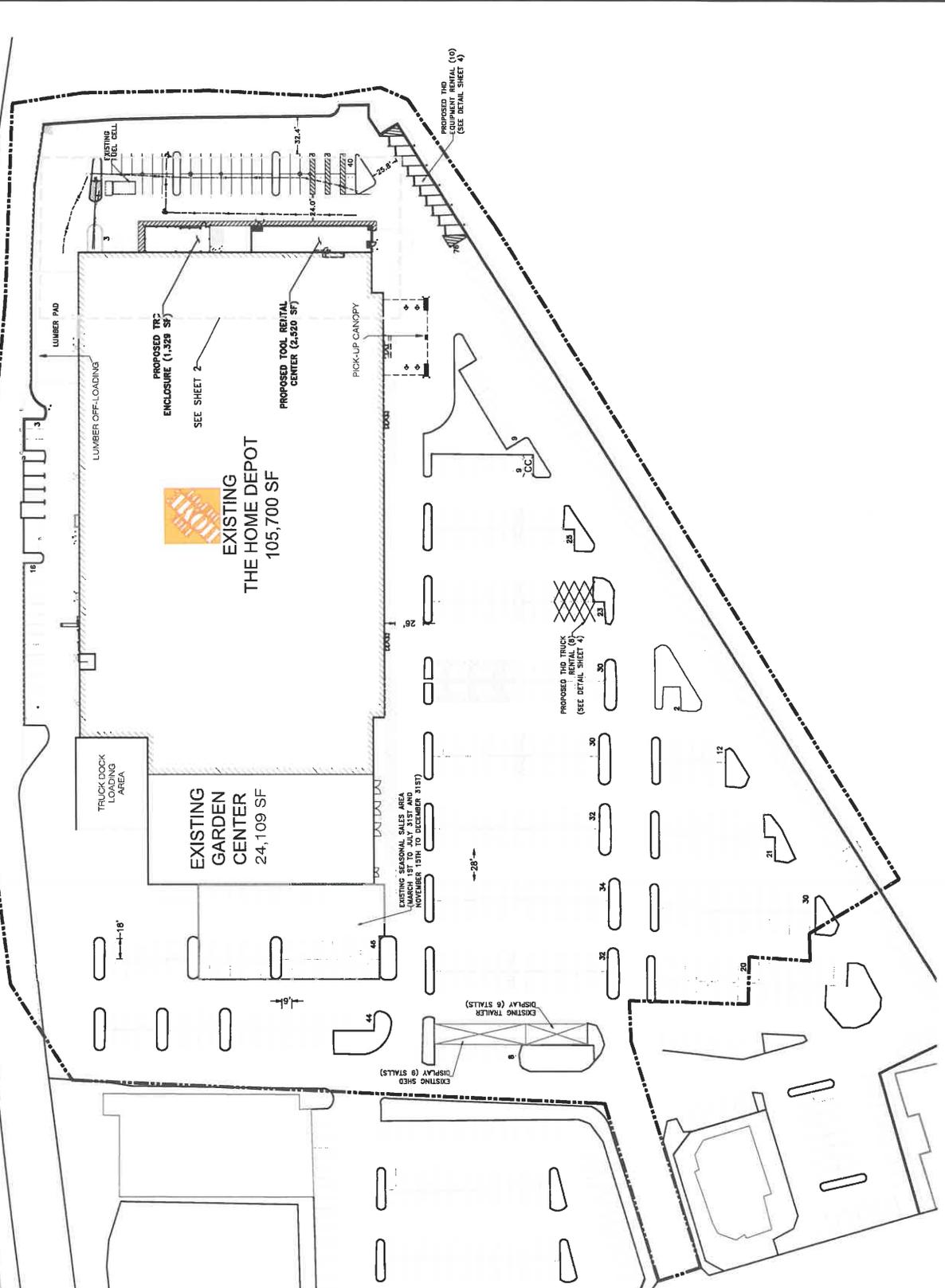
SITE PLANNER: DAVID BARROSO  
 SITE DEV. COORDINATOR: SCOTT MUMMER  
 R.E. MARKET: R.E. MARKET  
 R.E. PROJECT NAME: R.E. MARKET  
 R.E. MANAGER: R.E. MANAGER



**CA-ATASCADERO  
 STORE # 1031**

ADDRESS: 905 EL CAMINO REAL  
 ATASCADERO, CA, 93422

LA PROJECT NUMBER: 18184.00





VICINITY MAP  
 NOT TO SCALE

PROJECT INFORMATION

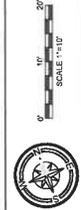
TRC SITE PLAN

DATE: 10/2/2011  
 REVISION DATES: 11/16/2011  
 SITE PLANNER: DAVID BOBROCH  
 SITE DEV. COORDINATOR: SCOTT MOMMER  
 R.E. MARKER: R. J. MANNING  
 R.E. MANAGER: K.E. MANAGER

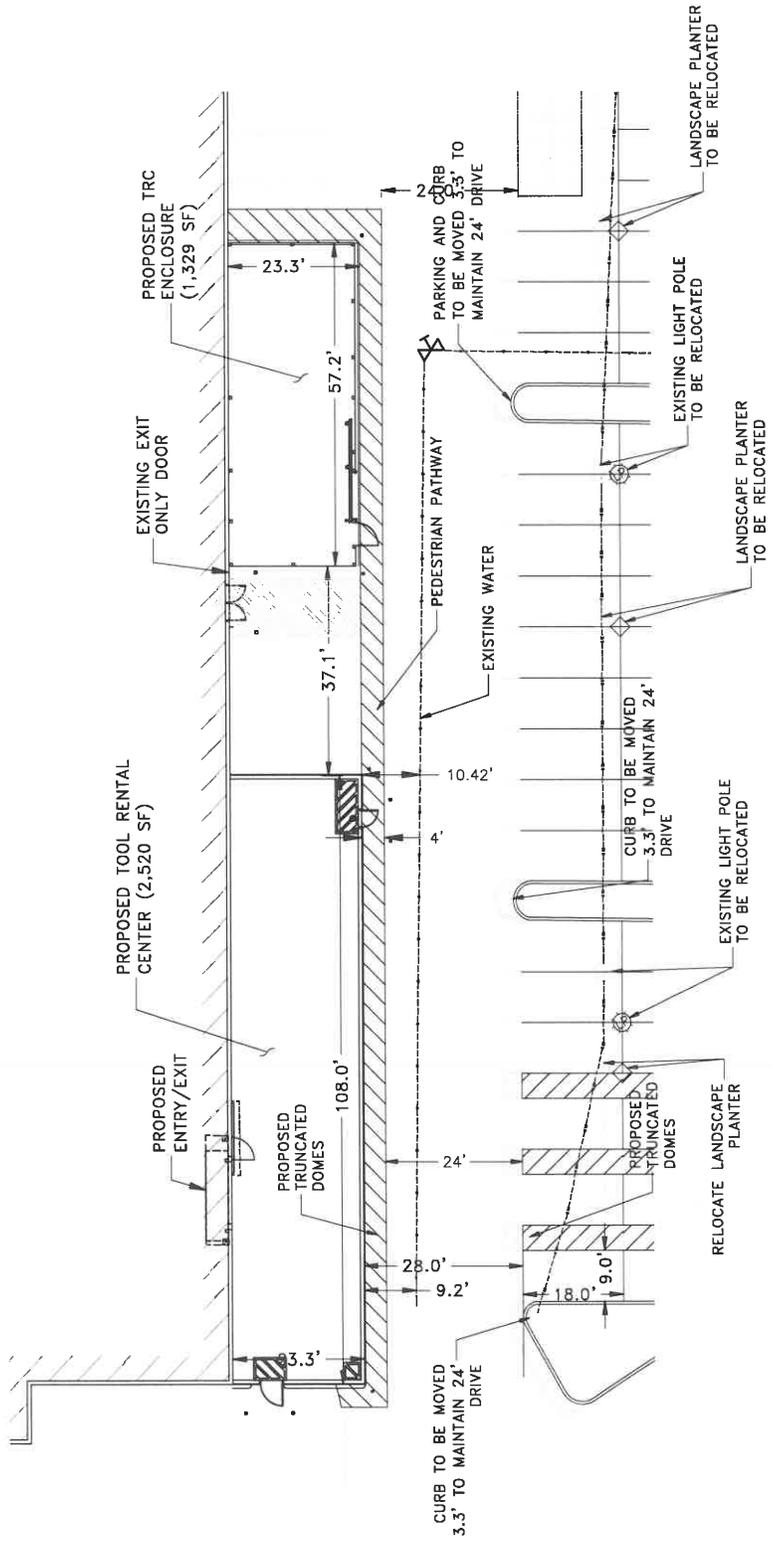


CA-ATASCADERO  
 STORE # 1031

ADDRESS: 905 EL CAMINO REAL  
 ATASCADERO, CA 93422  
 LA PROJECT NUMBER: 18184.00



SHEET 2 OF 6



NOTE: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AS-BUILT DRAWINGS FOR THE DEVELOPMENT. FIELD VERIFICATION WILL BE REQUIRED BEFORE DEVELOPING CONSTRUCTION DRAWINGS.







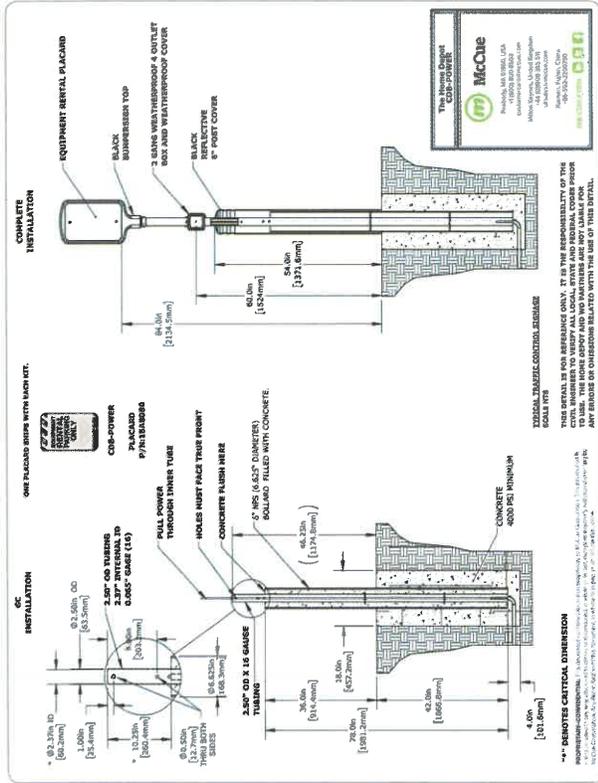
**PROJECT INFORMATION**

**DETAILS**

DATE: 10/20/2021  
 REVISION DATES: 11/16/2021  
 SITE PLANNER: DAVID BORSECH  
 SITE DEV. COORDINATOR: SCOTT MOJMER  
 R.E. MARKET: R.E. AGUIRRE  
 R.E. DESIGNER: R.E. AGUIRRE



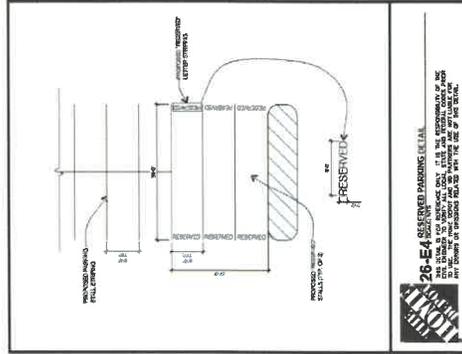
ADDRESS: 505 EL CAMINO REAL  
 ATASCADERO, CA 92422  
 LA PROJECT NUMBER: 18184.00



THIS DETAIL IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CIVIL ENGINEER TO VERIFY ALL LOCAL STATE AND FEDERAL CODES PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS RELATED WITH THE USE OF THIS DETAIL.

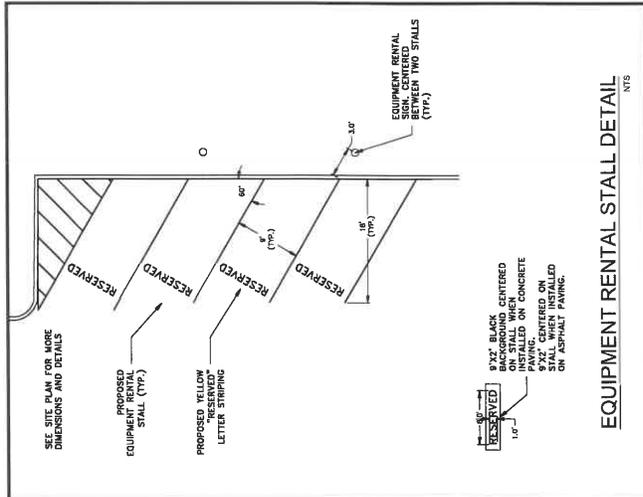
SECTION 7: CIVIL DRAWING REQUIREMENTS

Figure 20-E1



**20-E4 RESERVED PARKING SIGN**  
 SEE DETAIL 20-E1 FOR STALL AND SIGN DIMENSIONS AND FOR LIST OF MATERIALS. SEE DETAIL 20-E2 FOR LIST OF MATERIALS FOR THE USE OF THE DETAIL.

SECTION 7  
 GENERAL NOTES  
 DESIGN: CRISTINA MANILA - 10/17/18 EAM  
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**EQUIPMENT RENTAL STALL DETAIL**  
 NTS



LARS ANDERSEN & ASSOCIATES, INC.  
 CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS  
 4684 WEST JACOBSON AVENUE - FRESNO CALIFORNIA 93722  
 TEL: 509 274-2296 FAX: 509 274-8650 WWW.LARSANDERSON.COM



**PROJECT INFORMATION**

**MATERIAL BOARD**

DATE: 10/6/2021  
 REVISION DATES: 11/16/2021  
 SITE PLANNER: DAVID BORSCH  
 SITE DEV. COORDINATOR: SCOTT KOMMER  
 R. E. MARKET: \_\_\_\_\_  
 PROJECT NAME: \_\_\_\_\_  
 R. E. MANAGER: \_\_\_\_\_



**CA-ATASCADERO  
 STORE # 1031**

ADDRESS: 5615 EL CAMINO REAL  
 ATASCADERO, CA, 93422  
 LA PROJECT NUMBER: 18184.00

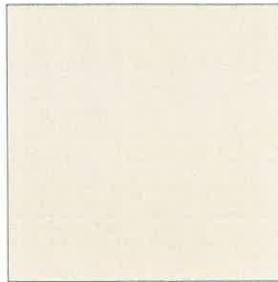
SHEET 6 OF 6



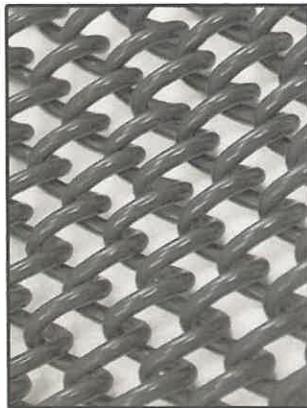
**NEW STANDING SEAM METAL ROOF: FACTORY APPLIED  
 KYNAR 500 "HOME DEPOT ORANGE"**



**ACCENT BAND & WAINSCOT: PAINTED CANVAS BACK #0458**



**MAIN WALL: PAINT MANILLA TAN #551**



**FENCE: 11 GA. X 3/8" BLACK VINYL COATED GALVANIZED SECURITY MESH  
 FRAMING TO HAVE DIRECT TO METAL COATING THAT MATCHES SECURITY MESH**

**Attachment 3 : Noise Study conducted by Veneklasen Associates on 12/3/2021**



December 3, 2021

**Lars Andersen & Associates, Inc.**  
4694 W Jacquelyn Avenue  
Fresno, CA 93722

Attention: Janay Mommer | Project Coordinator

Subject: **Home Depot Tool Rental Center (TCR)**  
**Atascadero, California**  
**Tool Center Noise Analysis**  
**Veneklasen Project No. 7917-002**

Dear Janay,

Veneklasen Associates, Inc. (Veneklasen) was contracted to predict and evaluate the noise impact of the addition of a tool rental center at The Home Depot in Atascadero, CA. This report analyzes the proposed new tool center's sound levels as they relate to the conditions of approval.

## 1.0 INTRODUCTION

This study was conducted to determine the impact of a tool rental center that will be added to The Home Depot Atascadero. Veneklasen's scope of work included measuring the existing impact of The Home Depot Atascadero, calculating the sound levels at the applicable distances, and determining compliance status with the City of Atascadero conditions of approval.

The property is bounded by residential spaces to the south and east, by El Camino Real to the west, and a train line to the north.

## 2.0 NOISE CRITERIA

The following section from the conditions of approval by the City of Atascadero is applicable to the project:

### Conditions of Approval EXC 2002-0036

*Continued operation and new construction will be subject to Resolution No. PC 2002-0036. The existing noise levels from Home Depot on adjacent residential properties must remain at their current level through mitigation measures 1 through 9 of Resolution No. PC 2002-0036.*

## 3.0 EXTERIOR NOISE ENVIRONMENT

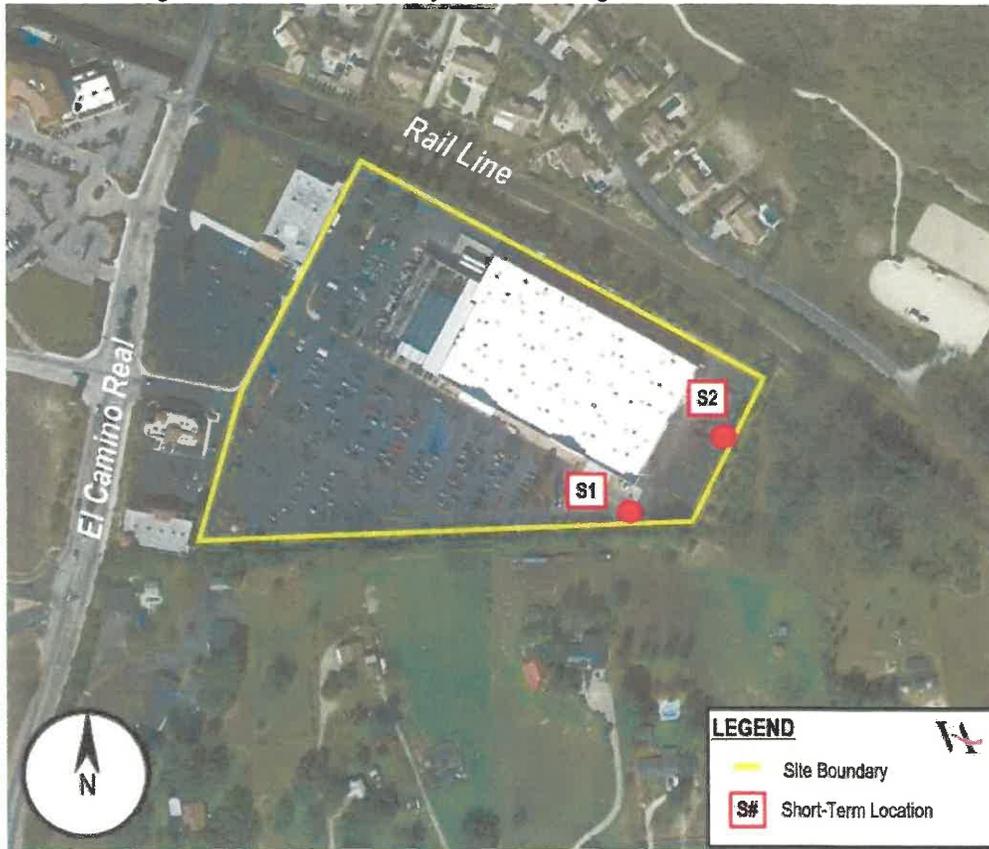
### 3.1 Noise Measurements

The existing activity at The Home Depot Atascadero was the primary source of noise affecting the site. Veneklasen visited the site on Monday, November 20, 2021, and conducted short-term noise measurements. Table 1 and Figure 1 show the location and summary of the noise measurements.

**Table 1 – Measured Sound Levels**

Location	Leq dBA
S1	64
S2	56

**Figure 1 – Aerial View of Project Site Showing Measurement Locations**



**4.0 EQUIPMENT SOUND LEVELS**

Veneklasen also measured sound levels from dual axle and single axle trailer hitching and pickup truck idling which may occur while hitching a trailer to the truck. These sound levels were measured at ten feet from the noise sources. The dual axle trailer hitching was louder than the single axle hitching, and this louder sound level was used for the analysis. The sound data is reproduced in Table 2.

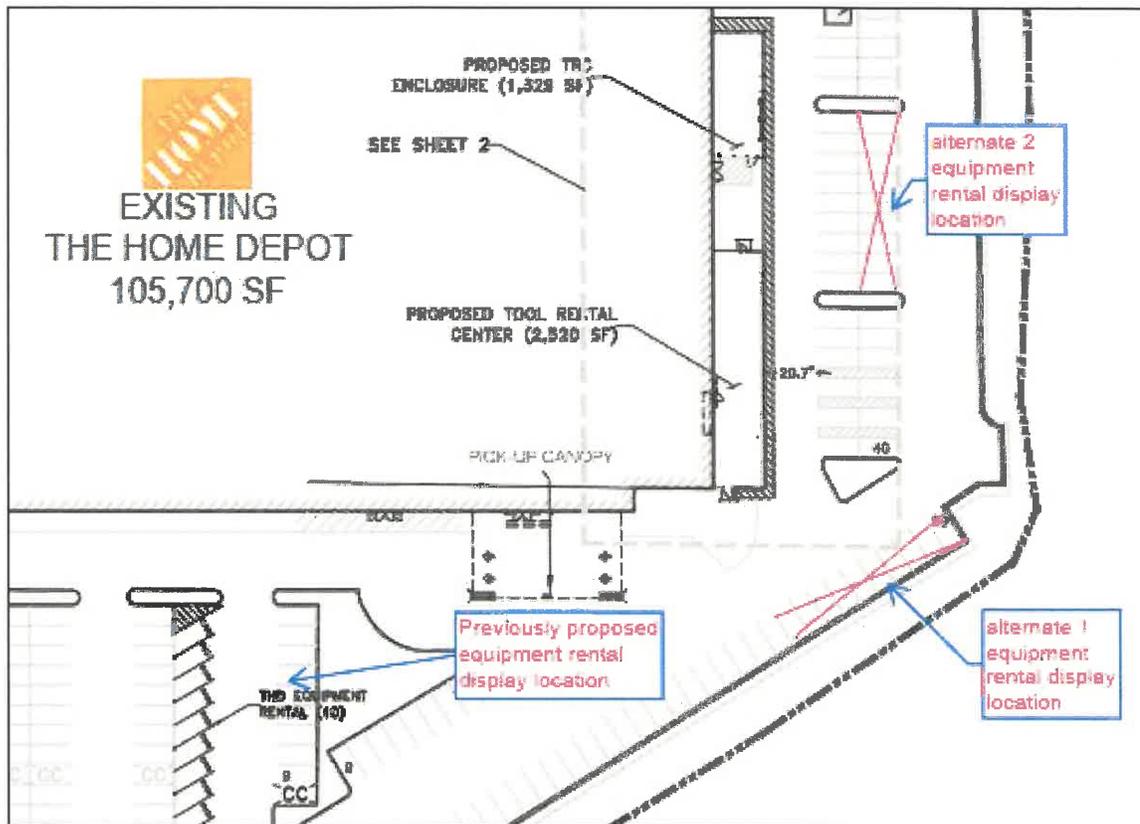
**Table 2 – Tool Rental Operation Noise Levels**

Source	Sound Pressure Level (dBA, Leq)
Single-axle trailer hitching to pickup truck	59
Dual-axle trailer hitching to pickup truck	61
Pickup truck idling	67

**4.1 Equipment Location**

Figure 2 shows the planned location of the tool rental center and the planned and alternate locations for the larger equipment maintained on utility trailers relative to the neighboring project boundaries.

**Figure 2 – Aerial View of Project Site Showing Tool Rental Center Locations**



**5.0 ANALYSIS**

Veneklasen predicted the increase in levels due to noise from an associated tool rental noise levels at the property line. Most of the tool rental process will take place inside the enclosed Tool Rental Center, and the noise created within this enclosed building and penetrating through the exterior construction will be considerably quieter than the existing ambient noise level and will not raise the existing ambient.

The rental equipment maintained outside the enclosed building consists of the larger equipment located on utility trailers. Because these utility trailers are towed by either cars or trucks, no air brake sound discharge is present. Attaching the trailer to a vehicle is a fairly easy process where the trailer is lowered onto a hitch ball utilizing a hand crank jack, the ball is captured with a retaining fork and secured with a hitch pin, safety chains are attached to secure the trailer to the tow vehicle, and an electrical plug connects the trailer lights to the tow vehicle. This entire process requires two to three minutes to accomplish.

Table 3 indicates the number of minutes in each hour that each noise source can operate without raising the hourly noise level at each location. The previously proposed location will not cause an increase in the hourly noise level. Alternate location 1 will cause an increase in the hourly noise level if there is a pickup truck idling for more than 20 minutes in an hour. Alternate Location 2 will cause an increase in the hourly noise level if there is pickup truck idling for more than 10 minutes in an hour and if there are dual-axle trailers being hitched for more than 45 minutes in an hour.

**Table 3 – Tool Rental Operation Activity Time**

Source	Minutes per Hour		
	Previously Proposed Location	Alternate 1	Alternate 2
Single-axle trailer hitching to pickup truck	60	60	60
Dual-axle trailer hitching to pickup truck	60	60	45
Pickup truck idling	60	20	10

For this activity to exceed the hourly time limits and subsequently increase the ambient noise level utilizing Alternate Location 1, it would require constant truck idling during six large equipment trailer rentals every hour, equivalent to 90 trailer rentals during the 15-hour operating day; utilizing Alternate Location 2 would require constant truck idling during three large equipment trailer rentals every hour, equivalent to 45 trailer rentals per day, or hitching 15 dual-axle trailers during an hour. This activity exceeds both the number of expected large equipment rentals during an hour and the total large equipment available for rental. Therefore, the ambient noise level will not increase due to the inclusion of the Tool Rental Center no matter which proposed location is used for the large equipment trailers.

**CONCLUSIONS**

The following summarizes the acoustical items required to satisfy the noise criteria as described in this report.

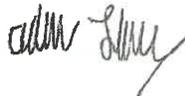
- The proposed tool rental center will not raise the hourly noise level at the property lines of its nearest neighbor with the expected number of three or less large equipment trailer rentals per hour.

If you have any questions or comments regarding this report, please do not hesitate to contact us.

Sincerely,  
**Veneklasen Associates, Inc.**



Stephen Martin, *Ph.D., PE*  
 Associate Principal  
 Director, Environmental Acoustics



Adam Thompson  
 Associate



# **Atascadero Design Review Committee**

## **Staff Report – Community Development Department**

### **Tenant Improvement Plan for Atascadero Hay and Feed**

<b>MEETING DATE</b>	<b>PROJECT PLANNER</b>	<b>APPLICANT CONTACT</b>	<b>PLN NO.</b>	
1/27/2022	Mariah Gasch Associate Planner	Vetter Trust Kevin Buffett	<b>USE21-0083</b>	
<b>RECOMMENDATION</b>				
<p><i>Staff Recommends to the Design Review Committee:</i></p> <ol style="list-style-type: none"> <li>1. Review Plans for a new business that includes outdoor sales of landscaping material and equipment and direct the applicant to make any modifications to the site or building design as necessary prior to proceeding to the Planning Commission for a review of a Conditional Use Permit.</li> </ol>				
<b>PROJECT ADDRESS</b>	<b>GENERAL PLAN DESIGNATION</b>	<b>ZONING DISTRICT</b>	<b>ASSESSOR PARCEL NUMBER(S)</b>	<b>SITE AREA</b>
6501 Via Avenue	Industrial (I)	Industrial (I)	028-201-004	7.36-acre site; 1.4-acre use area
<b>PROJECT DESCRIPTION</b>				
<p>The proposed project includes a Conditional Use Permit (CUP) for a 1.4-acre sales yard for landscape material and small equipment. Landscape material will be contained within pre-fabricated concrete blocks, and small equipment sales will be conducted on existing concrete slabs. Mitigation for potential equipment spillage will be implemented to protect adjacent Atascadero Creek. The project also includes additional landscaping and planting along the Via Avenue frontage including trees, vegetative ground cover, and mulching.</p> <p>The project is exempt from the California Environmental Quality Act under a Class 1 categorical exemption. The project consists of the leasing of an existing private facility with negligible expansion beyond existing use.</p>				
<b>ENVIRONMENTAL DETERMINATION</b>				
<p><i>The City of Atascadero’s environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental impact should contact the Community Development Department.</i></p>				

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

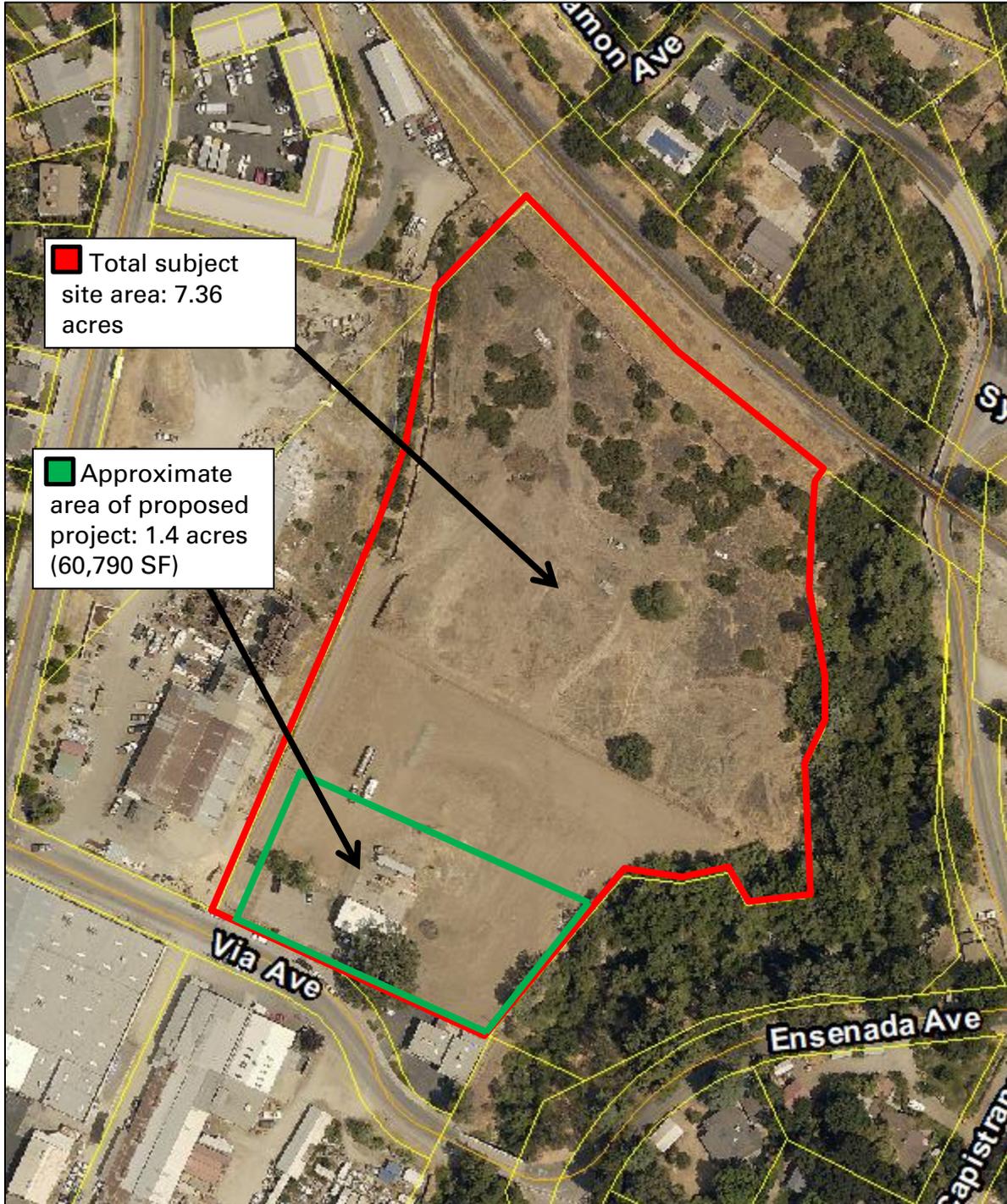
<http://www.atascadero.org>

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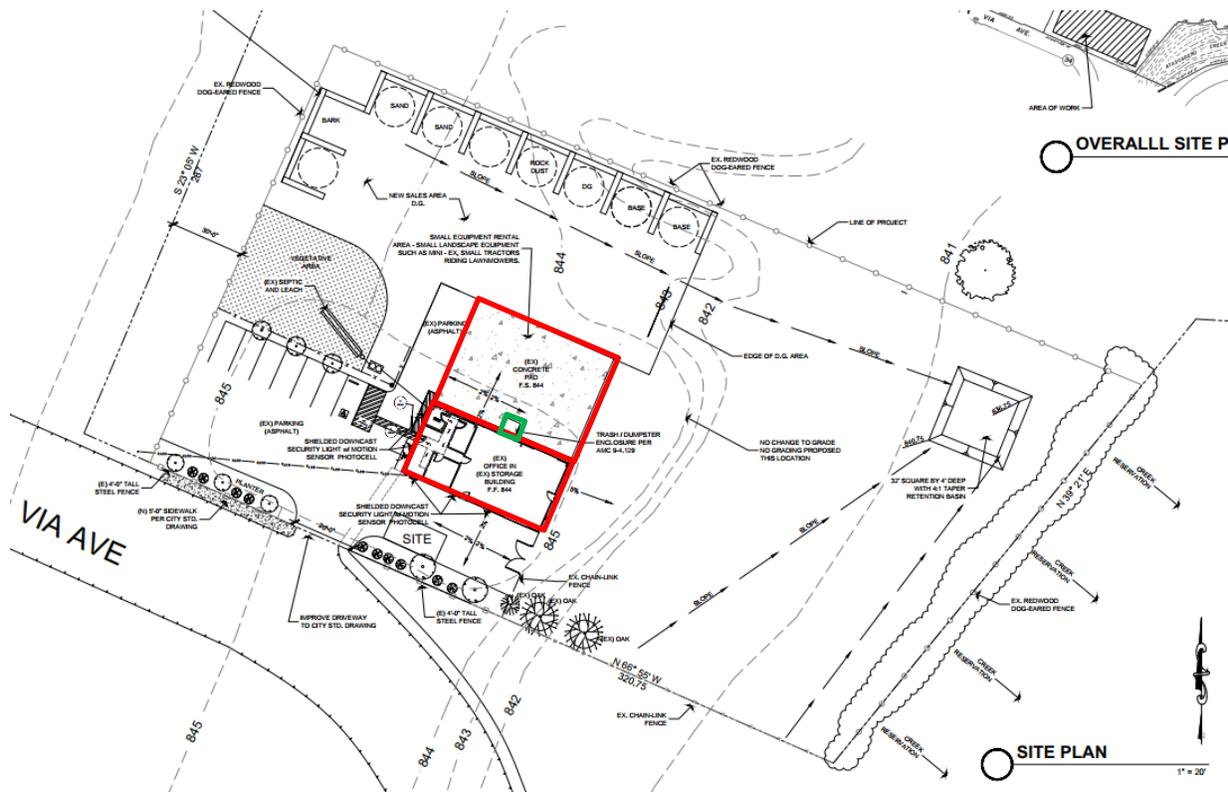
**ITEM 3**  
**Atascadero Hay and Feed**  
**USE21-0083 / Vetter Trust, Buffett**

<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class_1 _____ CEQA Guidelines § 15301	<input type="checkbox"/> No Project - § 15268 Ministerial Project
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**Proposed Project Aerial Map**



**PROPOSED PROJECT SITE PLAN**



**DISCUSSION:**

***Project Description***

The proposed project includes use of an existing office building and a 1.4-acre outdoor sales yard in the Industrial zone. The site is proposed to be used as a commercial business for the sale of landscape material and small equipment rentals (examples referenced are small tractors and riding lawnmowers). Atascadero Municipal Code (AMC) 9-3.330 states that outdoor storage in excess of 10,000 square feet requires approval of a Conditional Use Permit. The entire site is approximately 7.6 acres; however, the lease area for the applicant's proposed project is less than two (2) acres (approximately 1.4-acres). There are no plans for the remaining site at this time. A retention basin is proposed to collected runoff in the north-east corner of the use area. There is also a number of existing but defunct wells from previous uses that are to be walled off by concrete. There are no current plans for the remaining vacant portion of the site which will continue to be fenced off.

***Background***

The subject site was previously used as an automotive wrecking yard and had been vacant for over 15 years. This same site was granted a use permit by the Planning Commission in 2018. The previous applicant completed minimal improvements, including fencing, grading, and site clean-up prior to being evicted from the site by the property



owner. In 2019, a Recreational Vehicle (RV) storage yard was proposed at the site. The DRC reviewed the RV use, provided project direction to forward the item to the Planning Commission, however, the project was withdrawn prior to Commission action. Most recently, in 2020, the Planning Commission approved an outdoor contract construction yard on approximately 1.31 acres of the site. That tenant primarily utilized the existing office building and simply parked trucks and cable supplies on the site. They have since vacated the site. .

### ***Analysis***

The proposed land use for Atascadero Hay and Feed (outdoor sales and storage yard), is a conditionally allowed use in the Industrial zoning district and requires a Conditional Use Permit to be approved by the Planning Commission. Section 9-6.139 of the City's Zoning Regulations provides a set of site design standards for outdoor sales yards in addition to the provisions of the use permit (Attachment 5).

- There is an existing six-foot-tall wooden fence surrounding the area of use as well as a 4-foot-tall steel fence along the Via Avenue frontage.
- A chain link fence also currently exists along the eastern side of the frontage.
- The existing parking lot is paved with asphalt, and the project proposes improving the driveway to city standards.
- The proposed sales area will be a decomposed granite (DG) surface behind the parking area within the fenced yard.
- The existing concrete pad located behind the existing metal building will locate the small equipment rental area.
- Site improvements include landscaping along the frontage, development of the landscaping materials sales yard, enclosure of abandoned wells with concrete, and the implementation of a retention basin in the northeast corner of the use area.

### **Existing Building and Proposed Sales Yard**

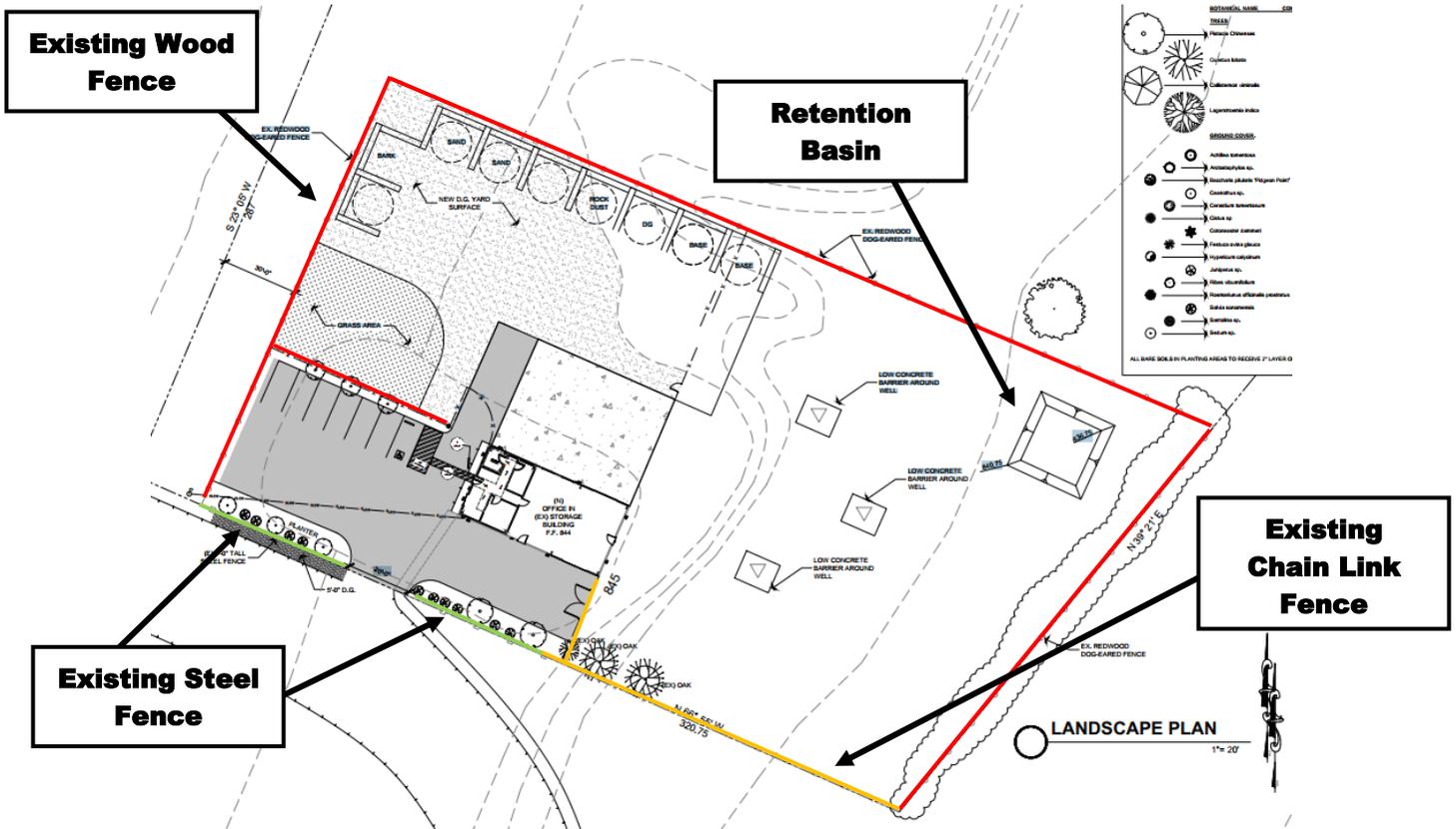
The site has an existing metal building that has remained on the site from the former automotive wrecking yard. The metal building was converted to an office space in recent years. The previous tenant painted the building green. The structure fits into the industrial setting of the site and the surrounding buildings.

The applicant proposes to limit the area available for material and equipment sales as shown on the submitted site plan. Storage of landscape materials such as bark, sand, gravel, Decomposed Granite and base will be stored along the existing fence. Each material will be separated by 6' tall concrete block barriers that are natural concrete color.

There are 3 testing wells left on the site during the cleanup and testing of the site when the former auto wrecking yard was abandoned. The current plan shows these testing wells remaining in place surrounded by new concrete barriers. Grass is proposed over the existing septic and leach area, separating the parking lot from the sales yard. Staff has added a condition that grass be replaced with native vegetation and mulch on the landscape plan.



**Proposed Landscape Plan**



Landscaping

A site plan has been submitted which identifies a landscape area with street trees along Via Avenue in compliance with AMC Section 9-4.125 (Landscape standards). The applicant is proposing five new Chinese Pistache trees, creeping sage, and an array of native and drought resistant ground cover shrubs to be planted in the existing dirt areas along the front property line adjacent to the paved parking area (Attachment 3). Three additional Chinese Pistache trees are proposed to separate the parking area from the grass area and sales yard. AMC Section 9-4.125 requires a minimum landscape coverage of 5% for Industrial zoned sites. Based on the 1.4-acre active use area, the code requires approximately 3,040 square feet of landscaping. With existing and proposed landscaping, the site will have approximately 4,009 square feet of landscaping and street trees at the front of the lot and adjacent to the parking area. A large oak tree exists adjacent to the office building, and some existing trees next to the parking area also provide greenery on site.

Fencing, Screening and Lighting

The site contains an existing six-foot-tall wooden fence along the sides and rear of the property, which separates the current lease area from the unused portion of the property. There is also a wood fence separating the parking area from the sales lot. There is an existing chain link fence along the east portion of the Via Avenue frontage and in front of the office building, and a pipe fence along the remaining frontage on Via Avenue. The existing fencing on site is in adequate condition.



Although there is no lighting in the sales area proposed, there are six (6) downcast security lights with motion sensors on the west and south sides of the existing building. All lighting will be required to comply with Atascadero Municipal Code standards including shielding and elimination of glare. There will also be a trash enclosure located behind the building on the existing concrete pad. Staff has added a condition that the trash facilities must meet current Cal Green regulations.

#### Proposed Sales Yard Draft Conditions

The Industrial zone is the appropriate location for outdoor sales yards, including for the sale of landscaping material. If approved, the use permit to allow the office and sales yard will run with the land, regardless of the business owner/operator. The accumulation of unauthorized storage has been a common occurrence on Via Avenue. Conditions of approval are critical to prevent this property from falling into a deteriorated site. Staff is considering the following conditions be added for the Planning Commission review of the use permit. The DRC may comment and suggest edits to the proposed conditions:

1. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.
2. All landscaping onsite shall be native, drought tolerant species.
3. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.
4. No items other than landscape materials that are offered for sale to the public, small rental equipment for public rental, and other items associated with the display, delivery and storage of sales inventory may be placed on-site.
5. No storage of materials and equipment may occur on any location other than in the designated on-site parking areas and all-weather surface areas identified in the site plan approved by Planning Commission.
6. No sub-lease of the building or site may occur unless otherwise approved by the City.
7. No other land use shall be allowed in conjunction with the outdoor sales lot unless specifically approved by the City.
8. No storage, paving, stockpiling, grading, or use of the site shall be allowed beyond the area identified in the site plan for active use and within 30 feet of the top of the bank of Atascadero Creek.
9. All new fences shall be wood or vinyl coated with a neutral color. Any vinyl coated fences shall be screened with evergreen vegetation, with the exception of the fence along the creek.
10. The three testing wells shall be removed or protected by a low barrier as shown on the site plan.
11. Barbed wire shall not be installed anywhere on the site.
12. All signs shall conform to AMC 9-15.
13. Trash facilities shall meet Cal Green requirements.
14. Frontage improvements are required, including installation of new sidewalk and accessible driveway approach integral to the existing curb and gutter, per City Standards. 14.



15. Verify Finished floor elevation of (E) Building on Construction permit submittal- it is shown as 844, but contours around shown as 845. This is not possible since building code requires slope away from foundations. Update FF elev. or contours, whichever applies.

**DRC DISCUSSION ITEMS:**

1. Site design
2. Landscaping
3. Fencing, screening and lighting
4. Proposed project conditions

**ATTACHMENTS:**

- |               |                      |
|---------------|----------------------|
| Attachment 1: | DRC Notice of Action |
| Attachment 2: | Site Plan            |
| Attachment 3: | Landscape Plan       |
| Attachment 3: | Site Photos          |
| Attachment 4: | AMC 9-6.139          |



<b>Attachment 1: DRC Notice of Action</b> <b>USE21-0083</b>
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## DRC NOTICE OF ACTION

Conditions of Approval:

16. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.
17. All landscaping onsite shall be native, drought tolerant species.
18. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.
19. No items other than landscape materials and small rental equipment for the current business, and supplies/materials for the current business may be stored on site.
20. No storage of materials and equipment may occur on any location other than in the designated on-site parking areas and all-weather surface areas identified in the site plan approved by Planning Commission.
21. No sub-lease of the building or site may occur unless otherwise approved by the City.
22. No other land use shall be allowed in conjunction with the outdoor sales lot unless specifically approved by the City.
23. No storage, paving, stockpiling, grading, or use of the site shall be allowed beyond the area identified in the site plan for active use and within 30 feet of the top of the bank of Atascadero Creek.
24. All new fences shall be wood or vinyl coated with a neutral color. Any vinyl coated fences shall be screened with evergreen vegetation, with the exception of the fence along the creek.
25. The three testing wells shall be removed or protected by a low barrier as shown on the site plan.
26. Barbed wire shall not be installed anywhere on the site.
27. All signs shall conform to AMC 9-15.
28. Trash facilities shall meet Cal Green requirements.
29. Frontage improvements are required, including installation of new sidewalk and accessible driveway approach integral to the existing curb and gutter, per City Standards. 14.
30. Verify Finished floor elevation of (E) Building on Construction permit submittal- it is shown as 844, but contours around shown as 845. This is not possible since building code requires slope away from foundations. Update FF elev. or contours, whichever applies.

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

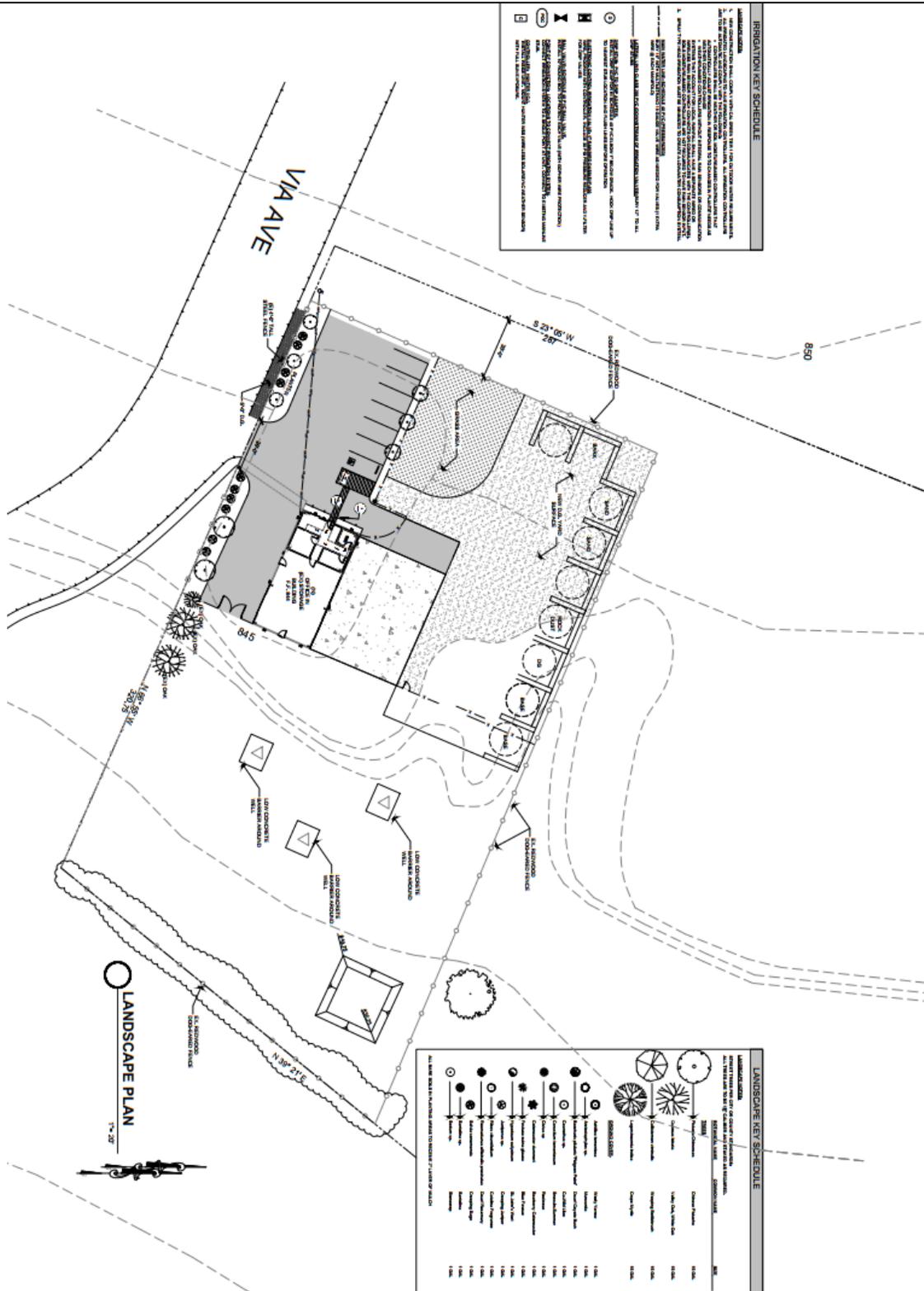
Meeting Date: January 27, 2022

Project Planner: Mariah Gasch, Associate Planner





**Attachment 3: Landscape Plan**  
**USE21-0083**



**Attachment 4: Site Photos**  
**USE21-0083**

Existing Frontage and Access from Via



Existing Storage Area



Existing Storage Area and Concrete Pad



<b>Attachment 5:    AMC 9-6.139</b> <b>                                 USE21-0083</b>
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**9-6.139 Sales lots and swap meets.**

Outdoor sales lots and swap meets are subject to the provisions of this section. Wrecking yards are subject to Section 9-6.131 (Recycling and scrap).

(a) Sales Lots. May be conducted as a principal use (as in the case of a recreational vehicle lot), or as an accessory use (such as a sales yard in conjunction with a building materials store), subject to the following:

(1) Site Design Standards.

(i) Displays. To be limited to street frontages only. All other property lines are to be screened as set forth in subsection (a)(1)(iii) of this section.

(ii) Landscaping. A ten (10) foot wide landscaping strip is to be provided adjacent to all street property lines, consisting of ground covering vegetation, which may be maintained at a height less than three (3) feet, and trees. This is in addition to any landscaping required by Section 9-4.124 (Landscaping).

(iii) Screening. All interior property lines are to be screened with a six (6) foot high solid wall or fence that provides similar screening effect.

(iv) Office Facilities. When no buildings exist or are proposed on a sales yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting and landscaping, and installed pursuant to the permit requirements of Title 8 of this Code (the building and construction ordinance).

(v) Site Surfacing. A sales lot is to be surfaced with concrete or A.C. paving in the CS zone. In the CPK, IP and I zones crushed rock, or other materials maintained in a dust-free condition may be allowed. All vehicle drive areas and customer parking areas are to be paved with concrete, asphalt or crushed rock.

(vi) Minimum Lot Size. The minimum lot size for sales lots for any type of vehicle shall be one (1) acre. Smaller lots may be allowed by the Planning Commission for other outdoor sales lot uses.

(vii) Street Frontage Fencing. Fencing along street frontages shall be limited to decorative wrought iron or wood rail fencing not to exceed three (3) feet in height and located three (3) feet behind the sidewalk in the landscape planter. Chain link fencing not permitted.

(b) Swap Meets. May be conducted only as a temporary use on the site of another use established pursuant to this title provided that such site is also in conformity with the standards of this section. Swap meets are distinguished from temporary or seasonal sales since they occur on a regular and periodic basis, generally at least one time a month or more frequently.

(1) Location. On an arterial, or on a collector which extends between two (2) other collectors or arterials, provided that a swap meet is not to be located on a site that abuts a residential zone.

(2) Limitation on Use. The sale of vehicles is not permitted. Any sales of food items are subject to Health Department approval.

(3) Site Design Standards.

(i) Parking Requirement. As determined by the Planning Commission.

(ii) Restrooms. Public restrooms are to be provided at a swap meet as required by the Health Department.

(iii) Site Surfacing. Portions of a swap meet site used for sales activities, or pedestrian circulation are to be surfaced with concrete, asphalt, or planted with maintained lawn. Vehicle access and parking areas are to be surfaced in accordance with Section 9-4.114. All site areas not otherwise used for buildings or vehicle circulation are to be landscaped.

(4) Operation. Swap meets are to be held during the daylight hours, on no more than two (2) days out of every seven (7) days. This standard may be modified by the Planning Commission through conditional use permit approval where it is found that the proposed site will be provided with adequate permanent parking and restroom facilities and that the surrounding area can sustain traffic volumes generated by a swap meet without adverse effects in the area. (Ord. 364 § 2, Exh. C, 1999; Ord. 68 § 9-6.139, 1983)

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<http://www.atascadero.org>

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