



## **CITY OF ATASCADERO**

**In accordance with City Council Resolution No. 2022-073 and the requirements of AB 361, the Design Review Committee Meeting will not be physically open to the public and Committee Members 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

<https://us02web.zoom.us/j/81712225756>

Meeting ID: 817 1222 5756

### **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, December 15, 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 OCTOBER 27, 2022 DRAFT MINUTES.**



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view DRC Website



## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A PROPOSAL FOR OFFICES/COMMERCIAL SPACES WITH RESIDENTIAL ABOVE AT 7955 MORRO ROAD, AND 8005, 8051, 8053, 8011, 8017, 8021, 8023, 8025, 8027, 8035, 8041, 8043 AND 8045 CURBARIL AVE.**

The proposed project includes a request to review the proposal for offices/commercial spaces with residential above on the following APNs: 031-161-044, 045, 046, 047, 048, 049, 050, and 051.

*Recommendation:* Staff requests the DRC review and make design recommendations for the proposed project. (USE22-0093)

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

### **DIRECTOR'S REPORT**

### **ADJOURNMENT**

*The next DRC meeting is tentatively scheduled for Thursday, January 12, 2023, 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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Code with your  
smartphone to  
view DRC Website





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

# **DRAFT MINUTES**

**Regular Meeting – Thursday, October 27, 2022 – 2:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, CA 93422**

### **CALL TO ORDER – 2:00 p.m.**

Vice Chairperson Funk called the meeting to order at 2:02 p.m.

### **ROLL CALL**

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

Absent: Chairperson Heather Newson

Others Present: **By Teleconference** - Recording Secretary, Jessica Applegate

Staff Present: **By Teleconference**  
Senior Planner, Kelly Gleason  
Associate Planner, Mariah Gasch

Others Present: **By Teleconference**

### **APPROVAL OF AGENDA**

**MOTION:** **By Committee Member Schmidt and seconded by Committee Member van den Eikhof to approve the Agenda.**

***Motion passed 4:0 by a roll call vote.  
(Chairperson Newsom absent)***

**CONSENT CALENDAR****1. APPROVAL OF THE OCTOBER 13, 2022 DRAFT MINUTES**

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

*Motion passed by 4:0 by a roll call vote.  
(Chairperson Newsom absent)*

**PUBLIC COMMENT**

None.

*Vice Chairperson Funk closed the Public Comment period.*

**DEVELOPMENT PROJECT REVIEW****2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A CHIPOTLE RESTAURANT AT 6435 MORRO ROAD**

The proposed project includes a request for a drive-thru restaurant in a previously approved drive-thru location (A&W) on APN 030-212-028, 029.

*Recommendation:* Staff requests the DRC review and make design recommendations for the proposed project. (PRE22-0082).

Planner Gasch presented the staff report and she answered questions from the Committee.

**PUBLIC COMMENT**

The following members of the public spoke during public comment:  
Callie Huff and Paul Gron.

*Vice Chairperson Funk closed the Public Comment period.*

**MOTION:** By Committee Member van den Eikhof and seconded by Committee Member Schmidt to approve the project as presented with the condition that the trash enclosure shall compliment the building color.

*Motion passed by 4:0 by a roll call vote.  
(Chairperson Newsom absent)*

This project will not move forward to the Planning Commission and can move to building permits.

**COMMITTEE MEMBER COMMENTS AND REPORTS**

None.

**DIRECTOR'S REPORT**

Kelly Gleason, Senior Planner, gave an update on ADU and SB9 changes, Del Rio Market Place and ADU stock plans.

**ADJOURNMENT**– 2:41 p.m.

The next regular meeting of the DRC is scheduled for Thursday, November 10, 2022.

**MINUTES PREPARED BY:**

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Jessica Applegate, Recording Secretary  
Administrative Assistant



# **Atascadero Design Review Committee**

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

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
12/15/2022	Kelly Gleason, Sr. Planner	Max Zappas		<b>USE22-0093</b>
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
Morro Rd / Curbaril Ave.	General Commercial (GC)	Commercial Professional (CP)	031-161-044, 045, 046, 047, 048, 049, 050, and 051	Approximately 1.5 acres
<b>RECOMMENDATION</b>				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> <li>1. Review the proposed design for a mixed-use development on 8 vacant lots and provide design recommendations as needed.</li> </ol>				
<b>PROJECT DESCRIPTION</b>				
<p>The applicant is proposing a new mixed-use development with approximately 11,000 square-feet of commercial tenant space, 53 residential units, and associated site improvements. The project site encompasses a partially developed commercial center approved in 2006. Only parking areas and utilities were installed before the previous project was abandoned. In addition to using the State’s maximum parking ratio, the project is requesting the following exceptions/concessions in accordance with State Density Bonus Law in exchange for providing eight affordable units at the low-income level.:</p> <ul style="list-style-type: none"> <li>• Open Space reduction</li> </ul>				
<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 should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input checked="" type="checkbox"/> Categorical Exemption: Class 32 – Infill Development	<input type="checkbox"/> No Project - § 15268 Ministerial Project	

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

**Aerial Map**



**DISCUSSION:**

*Project Description / Summary*

The subject site is approximately 1.5 acres in size and is comprised of 8 vacant parcels, part of a previously approved but unfinished commercial development and subdivision. The applicant proposes nine mixed-use buildings totaling approximately 11,000 square-foot of commercial and 53 residential units. The parking and access areas, in addition to utility infrastructure is existing on site and will be slightly modified to accommodate the revised plan.

The applicant is proposing 8 affordable units that will meet the low-income affordability category in accordance with the County of San Luis Obispo Affordable Housing Standards (Attachment 3). Per State density bonus law, the project qualifies for a 46.25% density bonus and may request concessions to code required development standards. The project also qualifies for reduced residential parking ratios. The applicant is requesting one concession at this time: reduced residential open space.

*Analysis*

Site and Landscape Design

The current site is comprised of 8 lots with two buildings on lot 1 and one building on each of the remaining lots. The lot is a “L” shaped parcel with limited Morro Rd frontage. The



adjacent properties along Morro Rd are zoned Commercial Professional; however, the property adjacent to the rear portion of the proposed project is developed with a legal non-conforming multi-family residential use. The adjacent property at Morro Road is currently utilized for a restaurant (Malu’s Kitchen). Properties to the south along Curbaril are zoned Single-Family Residential; therefore, the rear of the site is surrounded by residential land uses.



The site has been designed to accommodate the existing site improvements including parking area, access driveways, and utility infrastructure. The site has two driveways from Curbaril Ave, preserving the entirety of the Moro Rd frontage for a street-oriented building. The previously approved plan included a drive-through located along the Curbaril frontage. The current proposal eliminated the drive through and makes minor modifications to the parking area to facilitate the new design.

Common open space areas are provided between buildings 2 and 8, 3 and 4, 7 and 8, and adjacent to building 6 (sitting areas) with a larger common area at the rear of the site between buildings 5 and 6. The areas are currently designed as passive areas with limited amenities. Residential units are designed with private balconies and ground floor units have private open space at the rear of the buildings. As the common areas are open and accessible, offices may use these spaces as well. Open spaces areas and sizes are summarized below:

OS Area	SQ FT	Code requirement
1	715	



2	2250	300sf/unit in common open space (minimum 1,000sf each)
3	775	
4	960	
5	921	
Balconies	0-181	
<b>Total of areas 1 -5</b>	<b>5,621</b>	<b>15,900</b>

The applicant is requesting the provision of code required open space as a concession per state Density Bonus law.

**The current landscape plan is conceptual and staff and the applicant are looking for direction on amenity provisions for open space areas.**

Four trash enclosures are located throughout the site. One of the enclosures, located adjacent to Building 1A, is designed to be directly at the property line. This area abuts the adjacent commercial parking area. Staff has conditioned that a letter be submitted from Atascadero Waste Alternatives verifying that the enclosures meet size requirements for organic waste and recycling. The enclosures are required to be screened by code and staff has conditioned that the enclosure include materials consistent with the building architecture.

Street trees are provided along both project frontages and parking lot shade trees are positioned to meet or exceed minimum code requirements. It is important to note that drainage calculations and appropriately sized and located stormwater storage facilities will need to be provided on-site. Some of these items may trigger minor changes to the overall site plan. Drainage facilities will either need to be located under the existing parking and access improvements or within open space areas, or a combination of both.

Mixed-Use Building Design

The applicant is proposing a vertical mixed-use project with predominantly commercial tenant spaces on the ground floor. Current City Code recognizes the significant cost of providing an elevator in smaller mixed-use buildings and allowances can be made to allow an ADA compliant unit on the ground floor. In projects where there are more than two units on an upper floor, the building code requires that an accessible/adaptable unit be provided, either by the use of an elevator or at least a portion of one or more units, as required based on the required accessibility ratio, on the ground floor. In general, the code allowance for this provision requires that residential units not be located in a storefront location.

The project is designed to include a residential unit on the ground floor in building 1A and buildings 3 through 8. Building 1B only includes 2 residential units (one 2nd floor and one 3rd floor unit) and is therefore exempt from ADA requirements. Building 2 includes a lift and is the largest building of the proposed.



The unit is building 1A, which is located at the corner of Morro Rd and Curbaril, is located in the rear portion of the building facing the parking lot and pushed back from both street frontages. The units in buildings 3 through 8 comprised approximately half of the ground floor located along the side of each tenant space facing the parking area. Shared residential laundry facilities are proposed in two of these buildings and reduce the area of the commercial tenant space.

*Staff has added a condition to relocate the shared laundry into the residential portion of the building or provide individual hook-ups in each unit.*

The City Council recently refined standards for ADA compliant units on the ground floor of commercial buildings limiting unit size to 10% of the floor area of the commercial tenant space with a minimum size of 500 square-feet and a maximum size of 1,000 square-feet. These codified refinements will take effect on December 8th, however, as a discretionary project, the DRC and ultimately Planning Commission, have authority over project design and must make findings related to General Plan consistency and neighborhood compatibility. Since the project was submitted prior to the effective date of the code, the project could be considered under the code in place as of the application date, which was October 12. That pre-existing code allowed for an accessible unit to be located on the ground floor without limitation to size.

**Staff is looking for DRC direction on the ratio of the ground floor residence to the commercial tenant space and the location of the residential unit within the ground floor area. It should be noted that the applicant has submitted an application to be considered as part of the Citywide General Plan Update to rezoning of a portion of the project area to allow the rear portion of the project to be entirely residential.**

### Parking

Parking is based on specific land uses. The project includes residential units and is taking advantage of the State's Density Bonus Law which specifies the maximum number of spaces cities can require based on unit size. Since there are no specific commercial tenants at this time, exact parking requirements are not known for these spaces, however, the project proposes commercial tenant parking based on assumed commercial tenants. Based on state law, 54 spaces are required for the residential units with an additional 15 spaces provided for the commercial spaces based on an assumed mix of office, manufacturing, and storage spaces. The project proposed a total of 69 spaces comprised of 63 vehicle spaces, 3 motorcycle spaces, and 3 bike racks. Although the number of spaces dedicated to commercial tenant spaces is minimal, it is likely that not all residential spaces will be occupied during normal business hours and thus, some sharing of parking is to be expected. Staff will condition the project to allow all spaces as shared spaces without reservation for specific residential units or tenant spaces.



Architectural Design

The project incorporates contemporary design elements and materials. All buildings are 3-stories in height and include both vertical and horizontal design elements. Materials include horizontal siding and Corten steel panels contrasted with light stucco and dark roof and trim features. Larger glass storefronts are included on the ground floors of the buildings fronting the streets with rhythmic smaller windows for the residential units above. Roof forms are a combination of flat with inverted gable (or butterfly) roof sections for visual interest. The lower floors of the buildings fronting the streets (buildings 1A, 1B, and 2) contain irregular angles, enhancing the contemporary theme and providing visual interest and unique areas for material changes.



Street View - Curbaril Avenue



Corner view - Building 1A & 1B

Signage

No signage has been submitted at this time. The project site plan does identify two monument sign locations at each of the driveway entrances off Curbaril Ave. A condition has been included to provide a signage plan prior to Planning Commission review.

**DRC DISCUSSION ITEMS:**

1. Site Design
  - a. Ground floor residential use size and orientation
2. Landscaping
  - a. Amenity areas
  - b. Trash Enclosure design/placement



3. Architectural Design
  - a. Design theme

**ATTACHMENTS:**

1. DRC Action Form
2. Concept Design Package
3. SLO County Affordability Standards: November 2022



**Attachment 1: DRC Action Form**  
**USE22-0093**



# 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 #: USE22-0093**  
**Project Title: Curbaril / Morro Rd Mixed-Use**  
**Planner/ Project Manager: Kelly Gleason**  
**DRC Review Date(s): 12/15/22**

**Final Action:**       DRC       PC       CC

#### Conditions & Recommendations:

1. Parking shall be shared among all tenants, residential and commercial. No spaces shall be reserved.
2. Street trees shall be larger trees such as London plane or Chinese Pistache.
3. Parking lot trees shall be larger canopy trees that provide shading of adjacent spaces.
4. A signage plan shall be submitted prior to Planning Commission review. Signage shall be located at the first-floor level (below the belly band or protruding roof element) and shall be externally lit only. Signage shall be located adjacent to the commercial entry doors. Monument sign materials shall be consistent with building architecture.
5. The trash enclosure shall utilize materials consistent with the building architecture.
6. Shared laundry facilities shall be located in the residential portion of the ground floor or shall be provided within each individual unit
7. The DRC action does not authorize specific land use entitlements and is only an endorsement of the building design to allow authorization to proceed with a construction permit. Specific tenants will be subject to land use authorization, including, but not limited to a business license, administrative use permit, and/or conditional use permit depending on use requests.



**Attachment 2: Concept Design Package**  
**USE22-0093**

**See Following**





Street View - Curbaril Avenue



Corner view - Building 1A & 1B



Preliminary Site Plan  
1" = 20'-0"

Sheet Index

Sheet	Description	Page
A1.0	Site Plan - Cover-Information Sheet	1 of 7
-	Existing Topographic Survey	2 of 7
A1.1.A	Lot 1 - Building A: Floor Plans & Roof Plan	3 of 7
A1.1.B	Lot 1 - Building B: Floor Plans & Roof Plan	4 of 7
A1.2	Lot 2 - Building 2: Floor Plans & Roof Plan	5 of 7
A1.3	Lot 3 to 8 - Building 3 to 8: Floor Plans & Roof Plan	6 of 7
L1.0	Preliminary Landscape Plan with Tree Protection	7 of 7

Project Data

**Project Description:** Development of 8 existing lots with 11,477 sf commercial and 53 apartments. Buildings on Morro Road and Curbaril to be mixed use with apartments of commercial space.

**Grading/LID/Hydrology:** This plan and grading based on approved previous plan with pads for eight buildings w/ ninth added in area of former proposed bank drive-through. As such, Applicant requests that Grading/LID/Hydrology be provided as a condition of approval for permit issuance.

**Address:** Curbaril Ave & Morro Road, Atascadero, CA 93422

**Existing Use:** Vacant land

**Zone:** CP: Commercial Professional

**General Plan:** GC: General Commercial

**Project Area:** 1.46 Acres (63,597 sf) [See below for Lot Specifics]

**Standard Density:** 35.04 units [24 Units Per Acre] AMC 9-3.331

**Density Bonus:** (8) 23% Lower Income = 46.25% Density Bonus  
53 units allowable 53 units proposed  
Gov. § 65915(f)(1)  
(Based on 35.04 units rounded to 35 \* 46.25% = 16.65 rounded to 17 => 36+17=53 allowable units)  
(Rounded up to the next whole number Gov 65915)

**Incentives/Concessions:** 23% Lower Income Allows for 2 Planning Incentives Gov. § 65915(d)(2)  
Proposed Incentives:  
1. Reduced Open Space (Based on RMF Standards if applicable) to 200 sq ft per unit of Common w/ 500 sq ft min. per area, and Private open spaces w/ 50 sq ft min balconies & 100 sq ft min pvt yards

**Parking:** Residential: Req'd: 1 per Studio/1 Bedroom Unit & 1.5 per 2 Bedroom Unit Gov. § 65915(p)  
(Per Gov § 65915(p) not an incentive) Provided: 1 per 1 Bedroom Unit & 1.5 per 2 Bedroom Unit  
Commercial: Req'd: 1 per 400 sf Office, 1000 sf mfg., to 2000 sf Storage AMC 9-4.118(c)(8)  
Provided: 1 per 765 sf based on varying uses.

Parking:	63 parking spaces	54 spaces provided for residential per Gov. § 65915(p)
	3 (19) bicycle racks	15 spaces provided for commercial (1 per 765 average)
	3 motor cycle spaces	
	69 spaces proposed	69 spaces provided

**Setbacks:**

Requirements	Proposed	Code	
Front: Commercial - Residential -	0' / 25' @ ground floor	25' to 10' / 25' + @ project as whole	AMC 9-4.106
Side: Commercial - Residential - Commercial -	0' / 5' @ ground floor	8' to 10' / 6'-6"	AMC 9-4.107
Rear: Commercial - Residential - Commercial -	0'	10' +	AMC 9-4.108

**Open Space:** (Based on RMF) Required (if applicable) 16,400 sf Proposed 2,250 sf - Picnic Area (single area)  
3,372 sf - Various Tot Lot/Sitting Areas  
2,476 sf - Private Balconies (See Floor Plans)  
3,450 sf - Private Yards  
11,548 sf - Total [213 sf per unit] AMC 9-3.262(c)

**Height:** 35' max 35' max AMC 9-4.113(a)

**Type of Construction:** VA VA

**Stories:** 3 stories 3 stories

**Coverage:** 50% Max 18,422 sf (28.9%) (per RMF zone AMC-3.262)

**Landscape Area:** 10% min. 14,417 sf (22.7%) AMC 9-4.125(a)(iii)

Statistics by Parcel

Lot	Lot Area	Building	Gross Building Area	Building Footprint	Percent Coverage	Unit Mix			
						Standard Studio	Residential Units 1-Bdrm	Residential Units 2-bdrm	Commercial Units
Lot 1	19,147 sf	Building 1A** Building 1B	10,428 sf 3,955 sf	5,254 sf	27.4%	8	2	1	9
Lot 2	7,274 sf	Building 2**	6,636 sf	2,548 sf	35.0%	1	2	3***	6
Lot 3	4,978 sf	Building 3**	5,184 sf	1,770 sf	35.5%	1	4	1	6
Lot 4	4,979 sf	Building 4**	5,184 sf	1,770 sf	35.5%	1	4	1	6
Lot 5	7,897 sf	Building 5**	5,184 sf	1,770 sf	22.4%	1	4	1	6
Lot 6	8,075 sf	Building 6**	5,184 sf	1,770 sf	21.9%	1	4	1	6
Lot 7	5,468 sf	Building 7**	5,184 sf	1,770 sf	32.4%	1	4	1	6
Lot 8	5,782 sf	Building 8**	5,184 sf	1,770 sf	30.6%	1	4	1	6
Total						7	34	2	53

\*\*Accessible Unit on ground floor  
\*\*\* (2) 1-Brs & (1) Studio Accessible units on 2nd Floor accessed by lift

Vicinity Map



S Squared Architecture Inc.  
Attn: Jeff Schneider  
7395 El Camino Real, #115  
Atascadero, CA 93422  
PH 805.365.3030  
FX 805.556.4873  
info@s2arch.us  
www.s2arch.us

CONSULTANTS

OWNER

Owner/Applicant:  
Curbaril Corner, LLC  
Attn: Max Zappas  
6100 El Camino Real Ste C  
Atascadero, CA 93422  
Phone: 805.674.4743

Curbaril Corner

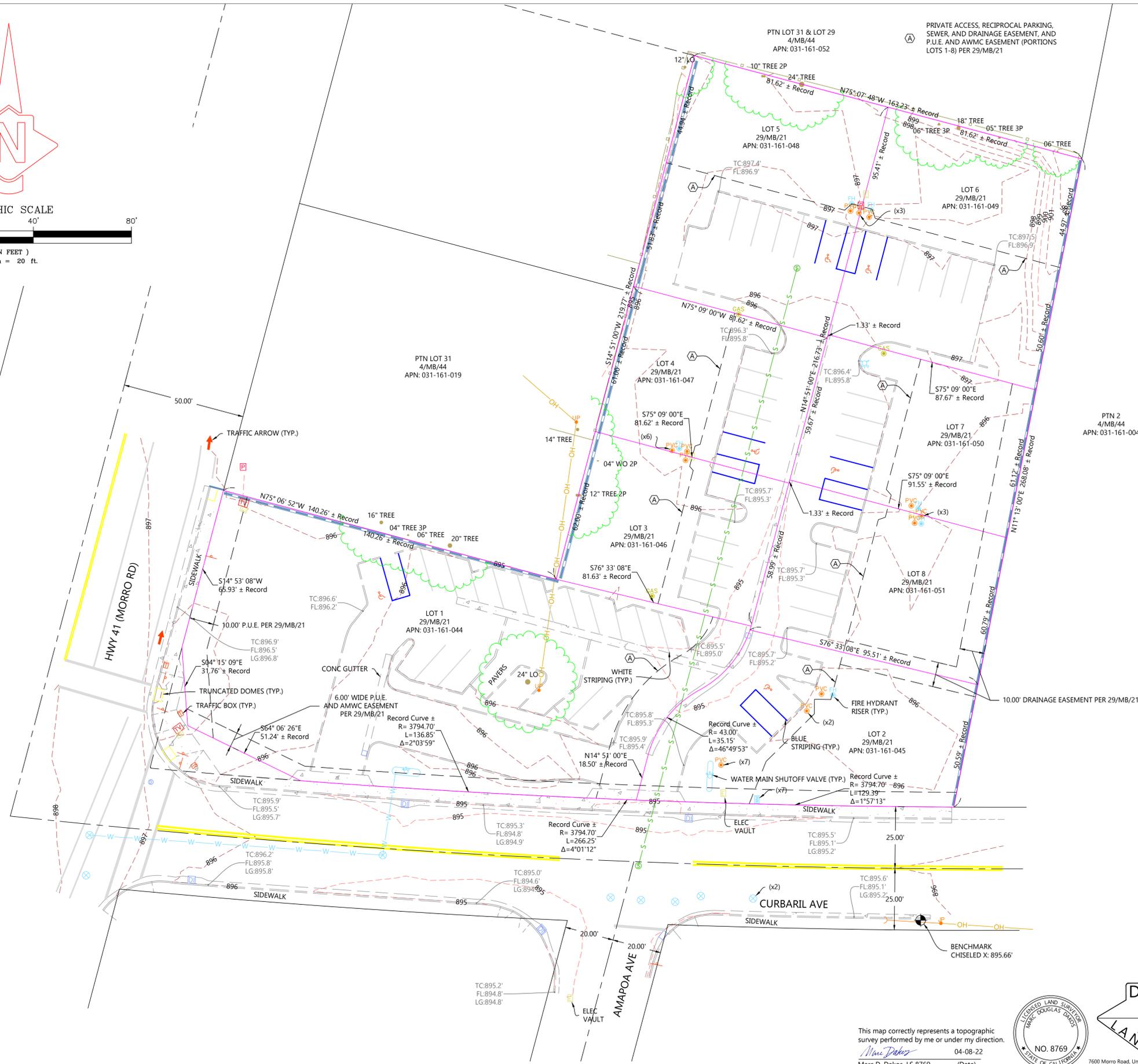
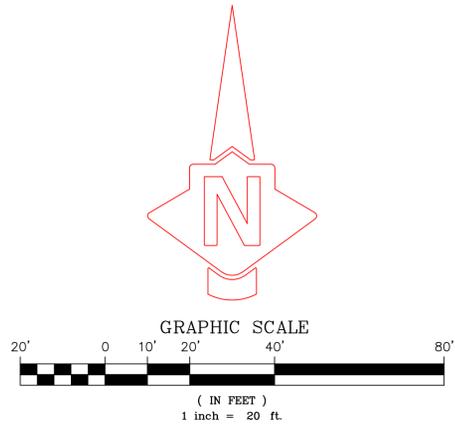
Project Address:  
Building 1A: 7955 Morro Rd  
Building 1B: 7957 Morro Rd  
031-161-044  
Building 2: 8051 Curbaril Ave  
031-161-045  
Building 3: 8011 Curbaril Ave  
031-161-046  
Building 4: 8017 Curbaril Ave  
031-161-047  
Building 5: 8021 Curbaril Ave  
031-161-048  
Building 6: 8031 Curbaril Ave  
031-161-049  
Building 7: 8041 Curbaril Ave  
031-161-050  
Building 8: 8045 Curbaril Ave  
031-161-051  
Atascadero CA

North

Print Date	10/11/2022	
Issued for:	CUP Review	
Initial Submittal:		
Project number	22.03 Mo-Curb	
Drawn by	S2A	
Checked by	JES	
Revisions		
No.	Description	Date

Site Plan

A1.0  
Scale 1" = 20'-0"



**LEGEND**

- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- PHONE PEDESTAL, BOX, VAULT, OR LOCKER
- PHONE MANHOLE
- TRAFFIC PEDESTAL, BOX, VAULT, OR LOCKER
- TRAFFIC SIGNAL POLE
- TV PEDESTAL, BOX, VAULT, OR LOCKER
- UTILITY BOX, VAULT, OR LOCKER
- MAIL BOX
- STORM DRAIN MANHOLE
- DRAIN INLET
- SEWER MANHOLE
- CLEANOUT
- SIGN
- BILLBOARD / SIGNAGE
- BOLLARD
- LAMP POST
- ELECTRIC PEDESTAL, BOX, VAULT, OR LOCKER
- PVC PIPE UTILITY STUB / RISER
- OVERHEAD UTILITY LINE
- GREEN PAINT/FLAG: POSSIBLE SEWER/STORM UTILITY
- BLUE PAINT/FLAG: POSSIBLE WATER UTILITY
- YELLOW PAINT/FLAG: POSSIBLE GAS UTILITY
- RED PAINT/FLAG: POSSIBLE ELECTRIC UTILITY
- ORANGE PAINT/FLAG: POSSIBLE PHONE UTILITY
- ORANGE PAINT/FLAG: POSSIBLE TV UTILITY
- WALL (BLOCK, STACKED, MASONRY, ROCK, ETC)
- FENCES
- EDGE OF PAVEMENT
- CONCRETE
- PAVERS, TILE OR BRICK
- UTILITY POLE (SEE GENERAL NOTE 2)
- POWER POLE (SEE GENERAL NOTE 2)
- JOINT POLE (SEE GENERAL NOTE 2)
- GUY WIRE
- BENCHMARK
- LO • LIVE OAK (SEE GENERAL NOTE 1)
- WO • WHITE OAK (SEE GENERAL NOTE 2)
- PI • PINE (SEE GENERAL NOTE 1)
- TR • TREE (SEE GENERAL NOTE 1)
- FF FINISH FLOOR
- FS FINISH SURFACE
- CMP CORRUGATED METAL PIPE
- HDPE PLASTIC PIPE
- G: xxx' ± GROUND SPOT GRADE
- AC: xxx' ± ASPHALT SPOT GRADE
- TC: xxx' ± TOP OF CURB SPOT GRADE
- CONC: xxx' ± CONCRETE SPOT GRADE
- TW: xxx' ± TOP OF WALL SPOT GRADE

**INFORMATIONAL PARCEL LINES**

NO BOUNDARY DETERMINATION SURVEY WAS PERFORMED. ANY BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND INCLUDED AS A COURTESY FOR GENERAL INFORMATIONAL PURPOSES ONLY.

**GENERAL NOTES:**

- 1) TREE SIZES AND SPECIES ARE APPROXIMATE AND SHOULD BE VERIFIED AND/OR DETERMINED BY A CERTIFIED ARBORIST.
- 2) UTILITIES SHOWN ON THIS MAP ARE ON BASED VISIBLE IMPROVEMENTS AND CLEARLY DEFINED PAINT MARKINGS MADE BY OTHERS EXISTING AT THE TIME OF THE FIELD SURVEY. APPARENT TYPES AND SIZES OF UTILITIES MAY BE INDICATED BUT MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY. OTHER UTILITY SERVICES MAY EXIST THAT ARE NOT SHOWN.
- 3) EASEMENTS, OFFERS, LICENSES, RIGHTS, RESTRICTIONS AND/OR INTERESTS AFFECTING THIS PROPERTY MAY EXIST BUT MAY NOT BE SHOWN ON THIS MAP.
- 4) PARCEL LINES SHOWN HEREON DO NOT INDICATE OR IMPLY PARCEL LEGALITY. ADDITIONAL TITLE RESEARCH AND CERTIFICATE OF COMPLIANCE APPLICATION TO THE LOCAL GOVERNING AGENCY MAY BE REQUIRED FOR DETERMINATION.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON SURVEYED TIES TO FOUND MONUMENTS PER 29/MB/21 HAVING A CALCULATED BEARING OF N86°14'32"W.

**BASIS OF ELEVATIONS**

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS NAVD88 PER SURVEYED TIES TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION PUBLISHED CONTROL BEING THE BRASS DISK ON MORRO RD, POST MILE 15.1 HAVING A PUBLISHED ELEVATION OF 897.65'. THE LOCAL REFERENCE POINT IS THE CHISELED "X" SHOWN HEREON HAVING AN ELEVATION OF 895.66'.

**TOPOGRAPHIC SURVEY**

Site: Morro Ave & Curbaril Ave

Requested By: Max Zappas

LOTS 1-8, TRACT 2522, CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 29/MB/21

APN: 031-161-044/045/046/047/048/049      Drafter: Project: Job: Sheet:  
DATE: April 2022      SH      22-040      22-040      1 of 1

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This map correctly represents a topographic survey performed by me or under my direction.  
Marc D. Dakos, LS 8769      04-08-22      (Date)



7600 Morro Road, Unit B      Ph (805) 466-2445  
Atascadero, CA 93422      info@dakoslandsurveys.com

www.DakosLandSurveys.com





North Elevation



West Elevation



South Elevation (Curbaril Ave.)



East Elevation

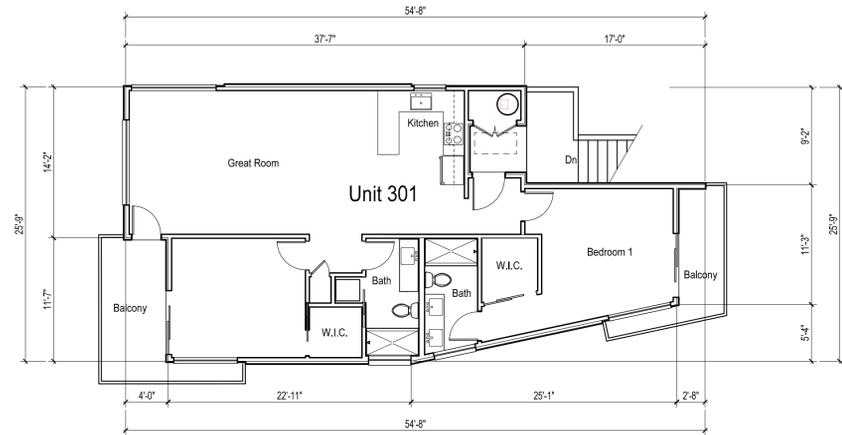
Building 1B											
7957 Morro Road											
Total Building Area:		3955									
Total Conditioned Space:		3211									
First Floor	Unit/Rm #	Initial Use	Bdms	Space	Aux Sp	Balcony	Occupancy	Occupant Load PSF	Occupants	Exits	Notes
Commercial Space	101	Tenant Space	-	1111			A-B-M	100	11	1	
Stair 1					110						
Mechanical					18						
Story Total:			0	1111	128	0	S-2	300	0	1	1289
Second Floor	Unit #	Initial Use	Bdms	Space	Aux Sp	Balcony	Occupancy	Occupant Load PSF	Occupants	Exits	Notes
Circulation	201	DU	2	1050	19	181	R-2	200	6	1	
Stair 1					72						
					110						
			2	1050	192	181			6		1413
Third Floor	Unit #	Initial Use	Bdms	Space	Aux Sp	Balcony	Occupancy	Occupant Load PSF	Occupants	Exits	Notes
Circulation	301	DU	2	1050	19	181	R-2	200	6	1	
Stair 1					72						
					110						
			2	1050	72	181			6		1303
<b>Total Building Area:</b>		<b>3955</b>									

**Material & Color Schedule**

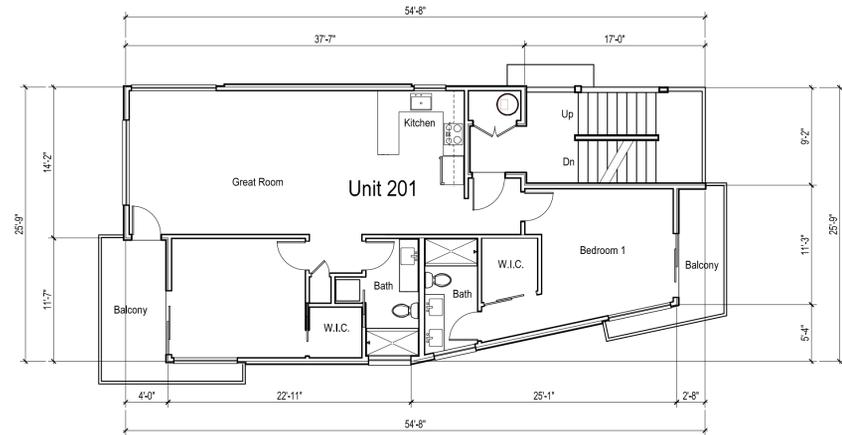
Colors shall be as designated by the manufacture and shown above unless otherwise noted. Colors varying on the actual building and drawings based on sun angle.

- T** Trim: MBCI Burnished Slate or equal  
Roof Edge Metal Guards  
Fascia  
Gutters  
Benjamin Moore CW-510 - Waller Green
- STCO** Stucco Body: La Habra Clay or equal  
16/20 cement finish texture  
X-830 (40) Base 200
- HPS** Fiber Cement Lap Siding: James Hardie HardiePlank  
Select Cedarmill  
Timber Bark  
Trim color - Timber Bark
- MTL** 16" wide Metal Panels: Western States Metal Roofing  
Corten/Rusted  
Rustwall A606-4 Siding  
22 ga, 16" wide panels
- RM** SBA Roof Membrane: Johns Manville Dynaglass FR CR or equal  
Cool Roof  
(Not visible from public way)
- A/D** Accent Color/Doors: Benjamin Moore 1013 - TaupeTone  
of Fiberglass door
- W** Windows: Bronze/Espresso Vinyl finish or equal
- NUM** Address: 8" White Internally Lit Address Numbers

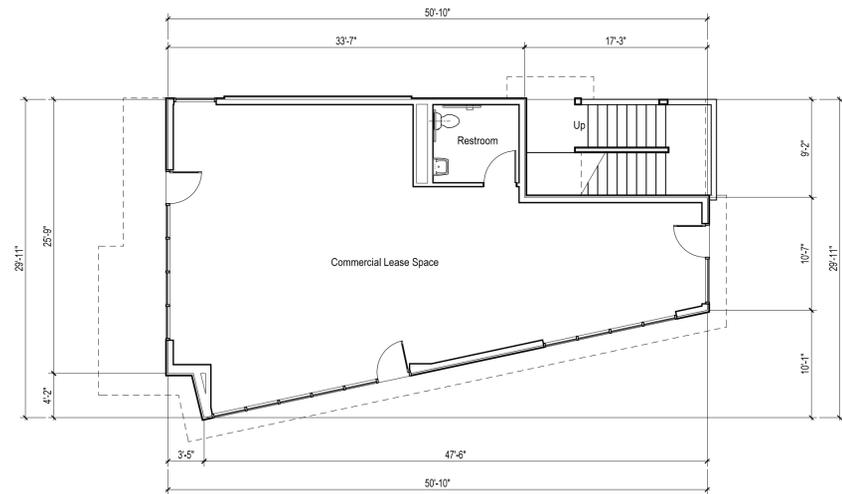
Note: paint downspouts to match Stucco or wall finish behind.



Third Floor



Second Floor



First Floor



West Elevation



South Elevation (Curbaril Ave.)



East Elevation



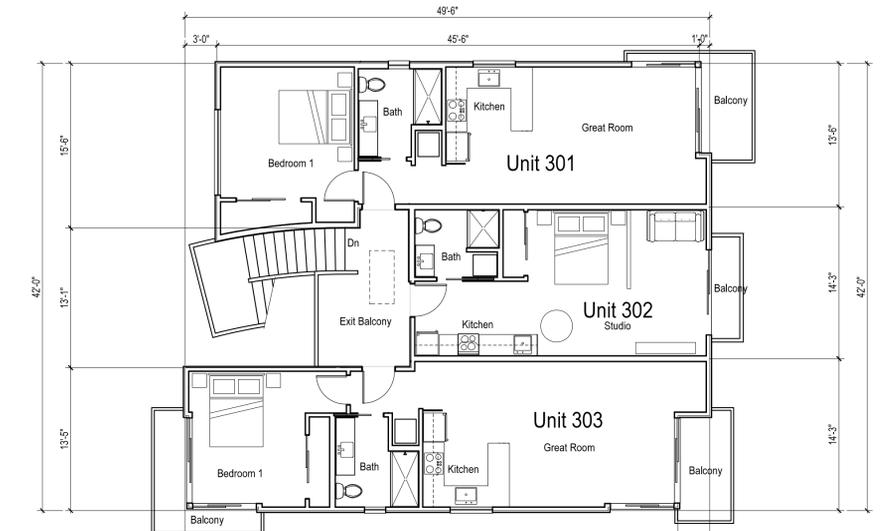
North Elevation

### Material & Color Schedule

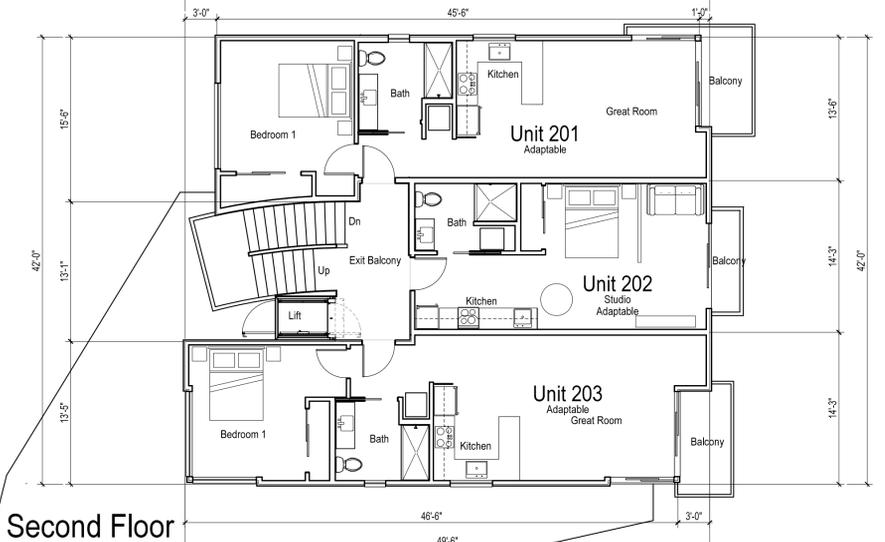
Colors shall be as designated by the manufacturer and shown above unless otherwise noted. Colors varying on the actual building and drawings based on sun angle.

- T** Trim: Roof Edge Metal Guards Fascia Gutters
  - STCO** Stucco Body 16/20 cement finish texture
  - HPS** Fiber Cement Lap Siding Select Cedarmill  
Trim color - Timber Bark:
  - MTL** 16" wide Metal Panels Corten/Rusted
  - RM** SBA Roof Membrane Cool Roof
  - A/D** Accent Color/Doors:
  - W** Windows:
  - NUM** Address:
- MBCI Burnished Slate or equal Benjamin Moore CW-510 - Waller Green
  - La Habra Clay or equal X-830 (40) Base 200
  - James Hardie HardiePlank Timber Bark
  - Western States Metal Roofing Rustwell AB36-A Siding 22 ga, 16" wide panels
  - Johns Manville Dynaglass FR CR or equal [Not visible from public way].
  - Benjamin Moore 1013 - Taupetone or Fiberglass door
  - Bronze/Espresso Vinyl finish or equal
  - 8" White Internally Lit Address Numbers
- Note: paint downspouts to match Stucco or wall finish behind.

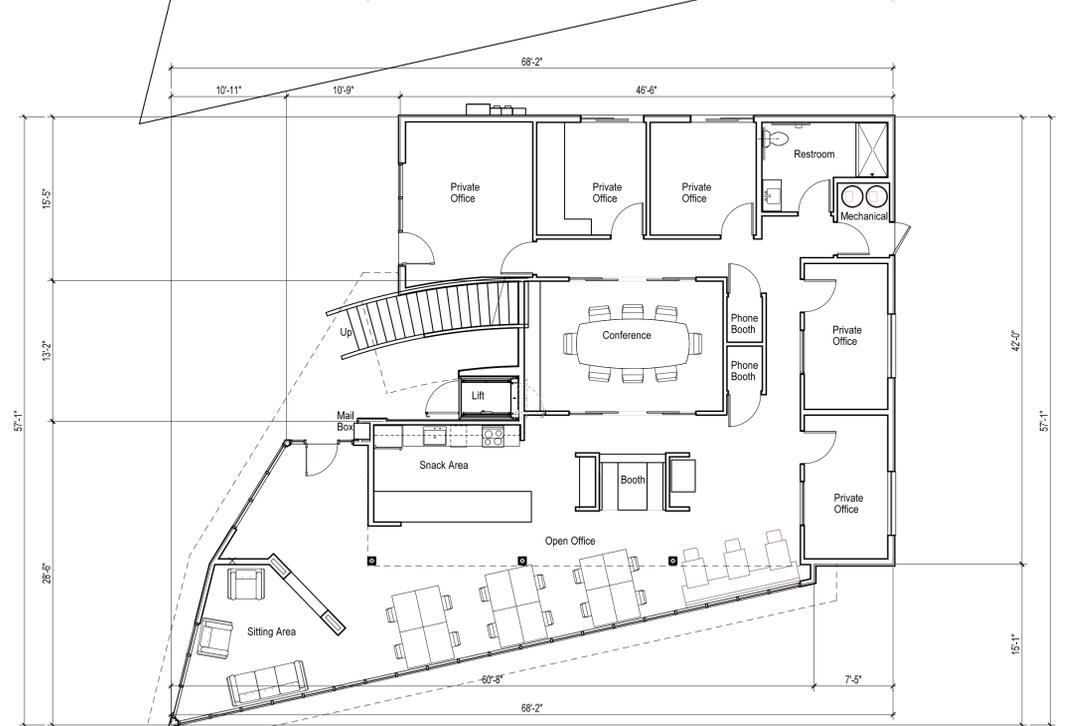
Building 2		Total Building Area:	6636								
8051 Curbaril Avenue		Total Conditioned Space:	5839								
<b>First Floor</b>	Unit/Rm #	Initial Use	Bdrms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	Office Space	101	Tenant Space	2425	70		8	100	24	1	
	Mechanical			38			S-2	300	0	1	
Story Totals:				2425	108	0			24		2533
<b>Second Floor</b>	Unit #	Initial Use	Bdrms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	201	DU	1	650		62	R-2	200	4	1	
	202	DU	0	403		32	R-2	200	2	1	
	203	DU	1	654		55	R-2	200	4	1	
Circulation					108						
Stair 1					108						
				2	1707	216				9	2072
<b>Third Floor</b>	Unit #	Initial Use	Bdrms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	301	DU	1	650		62	R-2	200	4	1	
	302	DU	0	403		32	R-2	200	2	1	
	303	DU	1	654		115	R-2	200	4	1	
Circulation					115						
Stair 1					115						
				2	1707	115				10	2031
				4	5839	439					6636
<b>Total Building Area:</b>				<b>6636</b>							



Third Floor



Second Floor



First Floor

*Building 2*



S Squared Architecture Inc.  
Attn: Jeff Schneider  
7395 El Camino Real, #115  
Atascadero, CA 93422  
PH 805.365.3696  
FX 805.556.4873  
info@s2arch.us  
www.s2arch.us

CONSULTANTS

OWNER

Owner/Applicant:  
Curbaril Corner, LLC  
Attn: Max Zappas  
6100 El Camino Real Ste C  
Atascadero, CA 93422  
Phone: 805.574.4743

### Curbaril Corner

Project Address:  
Building 1A: 7955 Morro Rd  
Building 1B: 7957 Morro Rd  
031-161-044  
Building 2: 8051 Curbaril Ave  
031-161-045  
Building 3: 8011 Curbaril Ave  
031-161-046  
Building 4: 8017 Curbaril Ave  
031-161-047  
Building 5: 8021 Curbaril Ave  
031-161-048  
Building 6: 8031 Curbaril Ave  
031-161-049  
Building 7: 8041 Curbaril Ave  
031-161-050  
Building 8: 8045 Curbaril Ave  
031-161-051  
Atascadero CA



Print Date 10/11/2022

Issued for: CUP Review

Initial Submittal: \_\_\_\_\_  
Project number 22.03 Mc-Curb  
Drawn by SZA  
Checked by JES

No.	Description	Date

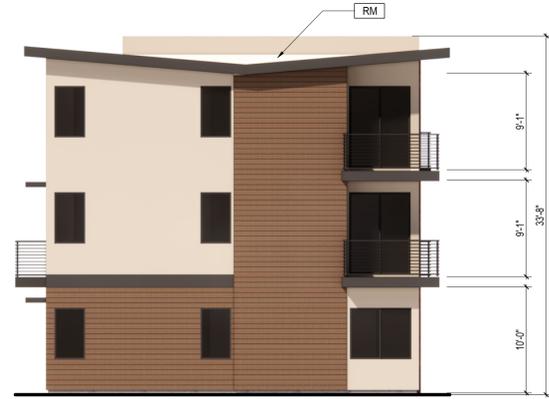
Building 2  
Floor Plans &  
Exterior Elevations

A1.2

Scale 1/8" = 1'-0"



East Elevation



South Elevation



West Elevation



North Elevation

**Building 3** Total Building Area: 5184  
 8011 Curbaril Avenue

First Floor	Unit/Rm #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
Commercial Accessible	101	Com. Area	0	717	0	0	R-2	200	4	1	
Mechanical	102	DU	1	657	0	0	A-B-M	100	7	1	
Stair 1				110	23	0	S-2	300	0	1	
Story Totals:	1		1544	133	0				11		1677

Second Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	201	DU	1	527	50	0	R-2	200	3	1	
	202	DU	0	468	50	0	R-2	200	3	1	
	202	DU	1	480	50	0	R-2	200	3	1	
Circulation				131	95	0					
Stair 1			2	1475	226	100			8		1801

Third Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	301	DU	1	919	50	0	R-2	200	5	1	
	302	DU	1	615	50	0	R-2	200	3	1	
Circulation				72							
Stair 1			2	1534	72	100			8		1706

**Total Building Area: 5184**

**Building 4** Total Building Area: 5184  
 8017 Curbaril Avenue

First Floor	Unit/Rm #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
Commercial Accessible	101	Com. Area	0	717	0	0	R-2	200	4	1	
Mechanical	102	DU	1	657	0	0	A-B-M	100	7	1	
Stair 1				110	23	0	S-2	300	0	1	
Story Totals:	1		1544	133	0				11		1677

Second Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	201	DU	1	527	50	0	R-2	200	3	1	
	202	DU	0	468	50	0	R-2	200	3	1	
	202	DU	1	480	50	0	R-2	200	3	1	
Circulation				131	95	0					
Stair 1			2	1475	226	100			5		1801

Third Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	301	DU	1	919	50	0	R-2	200	5	1	
	302	DU	1	615	50	0	R-2	200	3	1	
Circulation				72							
Stair 1			2	1534	72	100			8		1706

**Total Building Area: 5184**

**Building 5** Total Building Area: 5184  
 8021 Curbaril Avenue

First Floor	Unit/Rm #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
Commercial Accessible	101	Com. Area	0	717	0	0	R-2	200	4	1	
Mechanical	102	DU	1	657	0	0	A-B-M	100	7	1	
Stair 1				110	23	0	S-2	300	0	1	
Story Totals:	1		1544	133	0				11		1677

Second Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	201	DU	1	527	50	0	R-2	200	3	1	
	202	DU	0	468	50	0	R-2	200	3	1	
	202	DU	1	480	50	0	R-2	200	3	1	
Circulation				131	95	0					
Stair 1			2	1475	226	100			8		1801

Third Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	301	DU	1	919	50	0	R-2	200	5	1	
	302	DU	1	615	50	0	R-2	200	3	1	
Circulation				72							
Stair 1			2	1534	72	100			8		1706

**Total Building Area: 5184**

**Building 6** Total Building Area: 5184  
 8031 Curbaril Avenue

First Floor	Unit/Rm #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
Commercial Accessible	101	Com. Area	0	717	0	0	R-2	200	4	1	
Mechanical	102	DU	1	657	0	0	A-B-M	100	7	1	
Stair 1				110	23	0	S-2	300	0	1	
Story Totals:	1		1544	133	0				11		1677

Second Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	201	DU	1	527	50	0	R-2	200	3	1	
	202	DU	0	468	50	0	R-2	200	3	1	
	202	DU	1	480	50	0	R-2	200	3	1	
Circulation				131	95	0					
Stair 1			2	1475	226	100			8		1801

Third Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	301	DU	1	919	50	0	R-2	200	5	1	
	302	DU	1	615	50	0	R-2	200	3	1	
Circulation				72							
Stair 1			2	1534	72	100			8		1706

**Total Building Area: 5184**

**Building 7** Total Building Area: 5184  
 8041 Curbaril Avenue

First Floor	Unit/Rm #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
Commercial Accessible	101	Com. Area	0	717	0	0	R-2	200	4	1	
Mechanical	102	DU	1	657	0	0	A-B-M	100	7	1	
Stair 1				110	23	0	S-2	300	0	1	
Story Totals:	1		1544	133	0				11		1677

Second Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	201	DU	1	527	50	0	R-2	200	3	1	
	202	DU	0	468	50	0	R-2	200	3	1	
	202	DU	1	480	50	0	R-2	200	3	1	
Circulation				131	95	0					
Stair 1			2	1475	226	100			5		1801

Third Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	301	DU	1	919	50	0	R-2	200	5	1	
	302	DU	1	615	50	0	R-2	200	3	1	
Circulation				72							
Stair 1			2	1534	72	100			8		1706

**Total Building Area: 5184**

**Building 8** Total Building Area: 5184  
 8045 Curbaril Avenue

First Floor	Unit/Rm #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
Commercial Accessible	101	Com. Area	0	717	0	0	R-2	200	4	1	
Mechanical	102	DU	1	657	0	0	A-B-M	100	7	1	
Stair 1				110	23	0	S-2	300	0	1	
Story Totals:	1		1544	133	0				11		1677

Second Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	201	DU	1	527	50	0	R-2	200	3	1	
	202	DU	0	468	50	0	R-2	200	3	1	
	202	DU	1	480	50	0	R-2	200	3	1	
Circulation				131	95	0					
Stair 1			2	1475	226	100			8		1801

Third Floor	Unit #	Initial Use	Bdms	Conditioned Space	Aux Sp	Balkony	Occupancy	Load PSF	Occupants	Exits	Notes
	301	DU	1	919	50	0	R-2	200	5	1	
	302	DU	1	615	50	0	R-2	200	3	1	
Circulation				72							
Stair 1			2	1534	72	100			8		1706

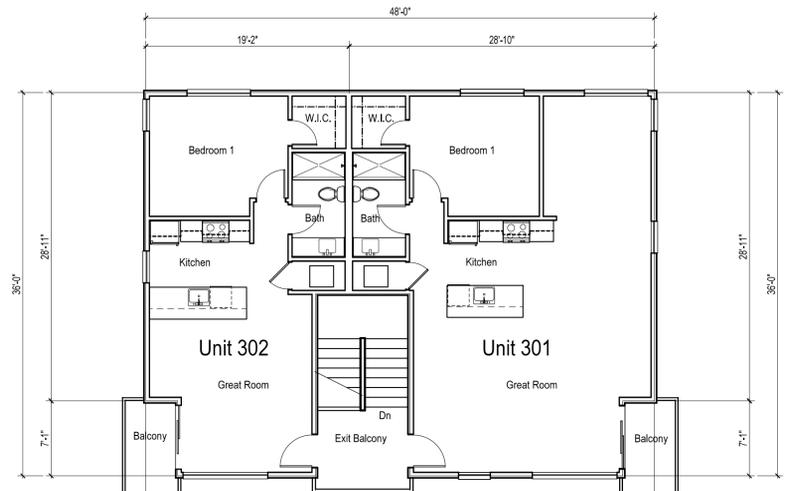
**Total Building Area: 5184**

**Material & Color Schedule**

Colors shall be as designated by the manufacture and shown above unless otherwise noted. Colors vary on the actual building and drawings based on sun angle

T	Trim: Roof Edge Metal Guards Fascia Gutters	MBCI Burnished Slate or equal Benjamin Moore CW-510 - Waller Green	
STCO	Stucco Body 16/20 cement finish texture	La Habra Clay or equal X-830 (40) Base 200	
HPS	Fiber Cement Lap Siding Select Cedar Mill Trim color - Timber Bark:	James Hardie HardiePlank Timber Bark	
MTL	16" wide Metal Panels Corten/Rusted	Western States Metal Roofing Rustwall A506-4 Siding 22 ga, 16" wide panels	
RM	SBA Roof Membrane Cool Roof	Johns Manville Dynaglass FR CR or equal (Not visible from public way).	
A/D	Accent Color/Doors:	Benjamin Moore 1013 - Taupe tone or Fiberglass door	
W	Windows:	Bronze/Espresso Vinyl finish or equal	
NUM	Address:	8" White Internally Lit Address Numbers	

Note: paint downspouts to match Stucco or wall finish behind.



Third Floor



Second Floor

**Trees & Shrubs Legend**

Image	Description	Symbol	Size	Sunset Zones	Hydrzone	Count
	<b>Existing Tree as noted</b> Trim as required for health @ Oak tree Prune overhanging neighboring trees to clear new construction.					
	<b>Heteromeles arbutifolia</b> Toyon 24" box on Street 15 Gallon Can u.o.n. Street Tree		height: 10' - 25' width: 8' - 15' (12' shown)	5 - 9, 14 - 24	Low	1
	<b>Cercis occidentalis</b> Western Redbud 15 Gallon Can		height: 10' - 20' width: 10' - 20' (15' shown)	2 - 24		3
	<b>Arbutus menziesii</b> Madrone 24" Box per plan 15 Gallon Can in rear		height: 20' - 65' width: 20' - 50' (36' shown)	4 - 7, 14 - 19	Low	2

Note: All specimen characteristics were taken from <https://selectree.calpoly.edu/tree-detail/>  
All specimens are listed as approved Street Trees on the County Approved Plant List.

**Plant Palette**

Image	Description	Symbol	Hydrzone
	<b>Senecio mandraliscae</b> Blue Chalksticks 1 gallon can Height: 1' - 2' Width: 1' - 2' Spacing: 2'		Low
	<b>Agave vilmoriniana</b> Octopus Agave 5 gallon can Height: 3' - 4' Width: 5' - 6' Spacing: 5'		Low
	<b>Agave</b> Blue Glow Agave 1 gallon can Height: 1.5' Width: 2' Spacing: 3'		Low
	<b>Anigozanthus</b> Kangaroo Paw , Red 1 gallon can Height: 1' - 6' Width: 1' - 3' Spacing: 3'		Low
	<b>Furcraea foetida 'Mediopicta'</b> Mauritius Hemp 5 gallon can Height: 4' - 5' Width: 6' - 8' Spacing: 6'		Low

**Ground Covers**

Image	Description	Symbol	Hydrzone
	<b>Arctostaphylos hookeri</b> Monterey Carpet Manzanita 5 Gallon Can		Low
	<b>Thymus praecox coccineus</b> Creeping Thyme Coccineus Flats		Low
	<b>Hemerocallis x 'Monid'</b> Starburst Single Gold Evergreen Daylily 5 gallon can		Hatched Areas, U.O.N.
	<b>Anigozanthus flavivus</b> Green Kangaroo Paw 5 gallon can min 2 plants deep at narrow strips		Hatched Areas, U.O.N.

Area includes all varieties in Plant Palette above

**TO CALCULATE MAWA - Maximum Applied Water Allowance**

ETo	55.6
LA	14417
SLA	0
MAWA (Gallons)	347,888
MAWA (inches per sq.ft.)	38.7
MAWA (inches per DAY)	0.11

**DEFINITIONS**

ETo	Reference provided in Appendix A - CIMS
LA	Landscape area
SLA	Special landscaped area WITHIN the landscaped area
P.F.	Plant water use factor: WUCOLS
H.A.	Hydro zone area = Irrigated area
I.E.	Irrigation efficiency. Must exceed 0.71

**TO CALCULATE ETWU - Estimated Total Water Use**

ETo	55.6
PPFHA (see chart)	4325.1
HA (same as LA)	14417
IE (see chart)	0.8
SLA	0
ETWU (Gallons)	105,861
ETWU (inches per sq.ft.)	18.4
ETWU (inches per DAY)	0.05

**To Determine Plant Factor with Multiple Hydro Zones**

H.Z.	Type	P.F.	H.A.	Weighted P.F.
1	low	0.3	2362.8	708.8
2	low	0.3	1778	533.4
3	low	0.3	1016	304.8
4	low	0.3	1008	302.4
5	low	0.3	2076	622.8
6	low	0.3	2327	698.1
7	low	0.3	1881	564.3
8	low	0.3	1751	525.3
<b>Totals</b>			<b>14417</b>	<b>4325.1</b>

Estimate Total Water Use Equation:  
ETWU = (ETo x 0.82) (PPF x HAVIE) + SLA

**To Determine Average System 'IE' exceeds .71**

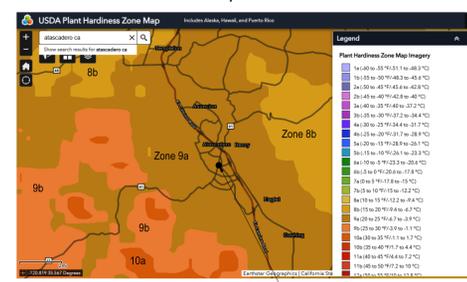
H.Z.	Type	Sprinkler	HA	'IE'	Weighted Area
1	Lot 1	low	2362.8	0.9	2126.5
2	Lot 2	low	1778	0.9	1599.2
3	Lot 3	low	1016	0.9	914.4
4	Lot 4	low	1008	0.9	907.2
5	Lot 5	low	2076	0.9	1868.4
6	Lot 6	low	2327	0.9	2094.3
7	Lot 7	low	1881	0.9	1692.9
8	Lot 8	low	1751	0.9	1575.9
<b>Totals</b>			<b>14417</b>		<b>12873.3</b>

Average System 'IE' (IE) is a derivative of DU defined as  
IE = DU x I.M.E. Where I.M.E. = Irrigation Management Efficiency

Does ETWU Qualify? Yes - ETWU Does Not Exceed Maximum Allowed

**Parking Lot Shading:** 10% required  
Total area of Parking & Driveway: 23,443 sf  
Total area of canopy @ 88% of max. canopy: 9,840 sf +/-  
9,840/23,443 = .41 => 41% > 10%, okay

**USDA Plant Hardiness Zone Map**



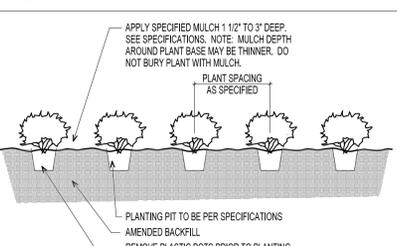
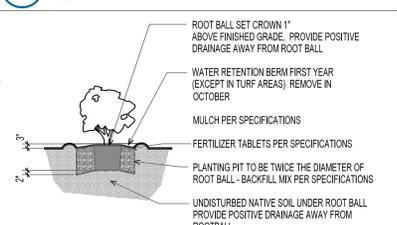
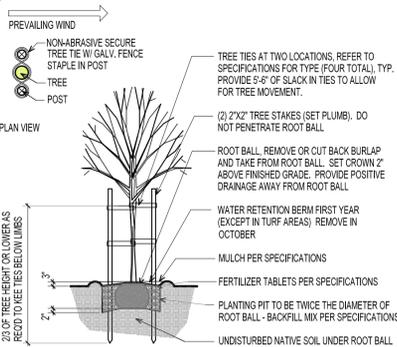
Project Site - Zone 9a  
(Sunset Zone 7)

**Landscape area by Parcel**

Lot	Lot Area	Landscape Area	Percent Landscaped
Lot 1	19,147 sf	2,562 sf	13.4%
Lot 2	7,274 sf	1,778 sf	24.6%
Lot 3	4,978 sf	1,016 sf	20.4%
Lot 4	4,979 sf	1,026 sf	20.6%
Lot 5	7,897 sf	2,076 sf	26.3%
Lot 6	8,075 sf	2,327 sf	28.8%
Lot 7	5,468 sf	1,881 sf	34.4%
Lot 8	5,782 sf	1,751 sf	30.3%
<b>Total</b>	<b>63,597 sf</b>	<b>14,417 sf</b>	<b>22.7%</b>

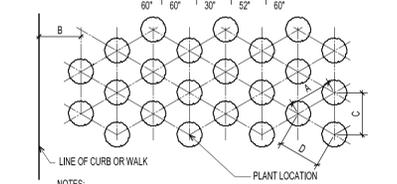
**S<sup>2</sup> Architecture**

S Squared Architecture Inc.  
Attn: Jeff Schneider  
7395 El Camino Real, #115  
Atascadero, CA 93422  
PH 805.365.2656  
FX 805.556.4873  
info@s2arch.us  
www.s2arch.us



**4 SHRUB/FLOWER GROUND COVER PLANTING DETAIL**  
NONE

PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	8"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	16"	18"
24"	24"	12"	21"	24"
30"	30"	15"	26"	30"
36"	36"	18"	31"	36"
48"	48"	24"	42"	48"
60"	60"	30"	52"	60"



**Preliminary Landscape Plan**

1" = 20'-0"

CONSULTANTS

OWNER

Owner/Applicant:  
**Curbaril Corner, LLC**

Attn: Max Zappas  
6100 El Camino Real Ste C  
Atascadero, CA 93422  
Phone: 805.674.4743

**Curbaril Corner**

Project Address:  
Building 1A: 7955 Morro Rd  
Building 1B: 7957 Morro Rd  
031-161-044  
Building 2: 8051 Curbaril Ave  
031-161-045  
Building 3: 8011 Curbaril Ave  
031-161-046  
Building 4: 8017 Curbaril Ave  
031-161-047  
Building 5: 8021 Curbaril Ave  
031-161-048  
Building 6: 8031 Curbaril Ave  
031-161-049  
Building 7: 8041 Curbaril Ave  
031-161-050  
Building 8: 8045 Curbaril Ave  
031-161-051  
Atascadero CA

North

Print Date 11/16/2022  
Issued for: CUP REVIEW

Initial Submittal:  
Project number 22.03 Mc-Curb  
Drawn by SZA  
Checked by JES

Revisions

No.	Description	Date

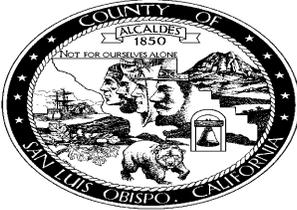
Preliminary Landscape Plan

**L1.0**

Scale 1" = 20'-0"

**Attachment 3: SLO County Affordability Standards: November 2022**  
**USE22-0093**





# Affordable Housing Standards

**SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING**

County Government Center San Luis Obispo, California 93408 Telephone (805) 781-5600

This bulletin summarizes the county's affordable housing standards including maximum household incomes, home purchase prices and rents. It applies to new projects in both the Coastal and Inland portions of the County.

**Income limits: The state defines family income groups as follows:**

**Acutely Low** is defined by Section 50063.5 as 30% times 15% of county median income adjusted for family size appropriate for the unit

**Extremely Low** is defined by Section 50106 as 30% of county median income

**Very Low Income** is defined by Section 50105 as 50% of county median income

**Low Income** is defined by Section 50079.5 as 80% of county median income

**Moderate Income** is defined by Section 50093 as 120% of county median income

**Workforce** is defined by Title 22 of the County Code as 160% of county median income

**The following income limits are effective as of May 13, 2022**

Persons in Household	Acutely Low	Extremely Low	Very Low Income	Low Income	Median Income	Moderate Income	Workforce
1	\$11,500	\$23,000	\$38,300	\$61,250	\$76,450	\$91,750	\$122,320
2	\$13,100	\$26,250	\$43,800	\$70,000	\$87,350	\$104,850	\$139,760
3	\$14,750	\$29,550	\$49,250	\$78,750	\$98,300	\$117,950	\$157,280
4	\$16,400	\$32,800	\$54,700	\$87,500	\$109,200	\$131,050	\$174,720
5	\$17,700	\$35,450	\$59,100	\$94,500	\$117,950	\$141,550	\$188,720
6	\$19,000	\$38,050	\$63,500	\$101,500	\$126,650	\$152,000	\$202,640
7	\$20,350	\$41,910	\$67,850	\$108,500	\$135,400	\$162,500	\$216,640
8	\$21,650	\$46,630	\$72,250	\$115,500	\$144,150	\$173,000	\$230,640

**Sample maximum sales prices: (see footnotes)**

Unit Size (Bedrooms)	Acutely Low	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Workforce
Studio	16,000	\$51,000	\$97,000	\$143,000	\$278,000	\$385,000
1	21,000	\$61,000	\$110,000	\$166,000	\$320,000	\$443,000
2	26,000	\$71,000	\$130,000	\$189,000	\$362,000	\$501,000
3	31,000	\$81,000	\$147,000	\$212,000	\$405,000	\$558,000
4	35,000	\$89,000	\$160,000	\$231,000	\$438,000	\$605,000

Note 1: Homeowner association due (HOA) assumption per month is 150.00

Note 2: Mortgage financing assumed at a fixed rate for 30 years (HSH Associates) is 7.08%

Note 3: Prices shown are preliminary estimates and may be revised. Round to the nearest 100th.

Note 4: Actual sales price limits will be determined by the County on a case-by-case basis.

**Maximum rents: (see footnotes)**

Unit Size (Bedrooms)	Acutely Low	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Workforce
Studio	\$287	\$573	\$956	\$1,147	\$2,102	\$2,867
1	\$328	\$655	\$1,092	\$1,310	\$2,402	\$3,276
2	\$369	\$737	\$1,229	\$1,475	\$2,703	\$3,686
3	\$410	\$819	\$1,365	\$1,638	\$3,003	\$4,095
4	\$442	\$885	\$1,474	\$1,769	\$3,244	\$4,423

Note 1: The maximum rent limits shown above do not include adjustments for utilities. Refer to the utility allowance bulletin posted on the website of the Housing Authority of the City of San Luis Obispo.

Note 2: Rent limits are updated when the State issues its annual update to median incomes, generally in April of each year.