



CITY OF ATASCADERO

In accordance with City Council Resolution No. 2022-066 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 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 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.

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. 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

**Committee Meeting
Thursday, September 29, 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 August 25, 2022 DRAFT MINUTES.**



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DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A BOBCAT EQUIPMENT DEALERSHIP AT 2600 EL CAMINO REAL.

The proposed project includes a request to add a new outdoor sales lot and construction of a new 9,376 building at 2600 El Camino Real (APN 049-201-014) for a new Bobcat Equipment Dealership.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (USE22-0020)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, October 13, 2022, at 2:00 p.m.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



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CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, August 25, 2022 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Newsom called the meeting to order at 2:00 p.m.

ROLL CALL

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

Absent: None

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

Staff Present: **By Teleconference**
Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Associate Planner, Mariah Gasch

Staff Absent: None

Others Present: **By Teleconference**
Preston Jones (PJ Designs)
Mike Hawkins
Devon Haggie
Ana Plotkin
Mr. Plotkin

APPROVAL OF AGENDA

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

***Motion passed 4:0 by a roll call vote.
(van den Eikhof abstained)***

Committee Member van den Eikhof was having audio problems, and therefore, we could not hear his voice.

PUBLIC COMMENT

None.

Chairperson Newsom closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF THE JULY 28, 2022 DRAFT MINUTES**

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

***Motion passed by 4:0 by a roll call vote.
(van den Eikhof abstained)***

Committee Member van den Eikhof was having audio problems, and therefore, we could not hear his voice.

DEVELOPMENT PROJECT REVIEW**2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW 8-UNIT MULTI-FAMILY BUILDING AT 6855 ATASCADERO AVE. (CONTINUED FROM JULY 28, 2022)**

The proposed project includes a request to construct a new 8-unit multi-family building and associated improvements for Michael Hawkins on APN 030-282-015.

Recommendation: Staff requests the DRC approve the request. (PRE22-0056).

Planner Gleason presented the staff report, and answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Preston Jones, Michael Hawkins, Ana Plotkin, Mr. Plotkin, and Devon Haggie.

Chairperson Newsom closed the Public Comment period.

MOTION: By Chairperson Newsom and seconded by Committee Member Schmidt to approve the revised project with a recommendation to place the condenser units outside at the end of the property which is the section occupied by the shed.

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

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member Schmidt inquired about the work being done at the Atascadero Christian Home, and Director Dunsmore answered his question.

Committee Member Baranek said she is hearing positive feedback about the new building on Traffic Way and the mural.

Committee Member Baranek stated that she heard positive reviews about the Planner who gave the presentation to the Board of Realtors, and Planner Gleason stated that the Planner who gave the presentation was Loreli Cappel.

Chairperson Newsom stated that she might be absent for our next meeting on September 15th.

DIRECTOR'S REPORT

Director Dunsmore gave an updated on the General Plan Update, Barrel Creek, Objective Design Standards (Sept. 27), the relationship between housing and homelessness, and ADU stock plans.

ADJOURNMENT– 3.24 p.m.

The next regular meeting of the DRC is scheduled for Thursday, September 15, 2022.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

Adopted



Atascadero Design Review Committee

Staff Report – Community Development Department

Griffin Equipment Bobcat Rental and Dealership

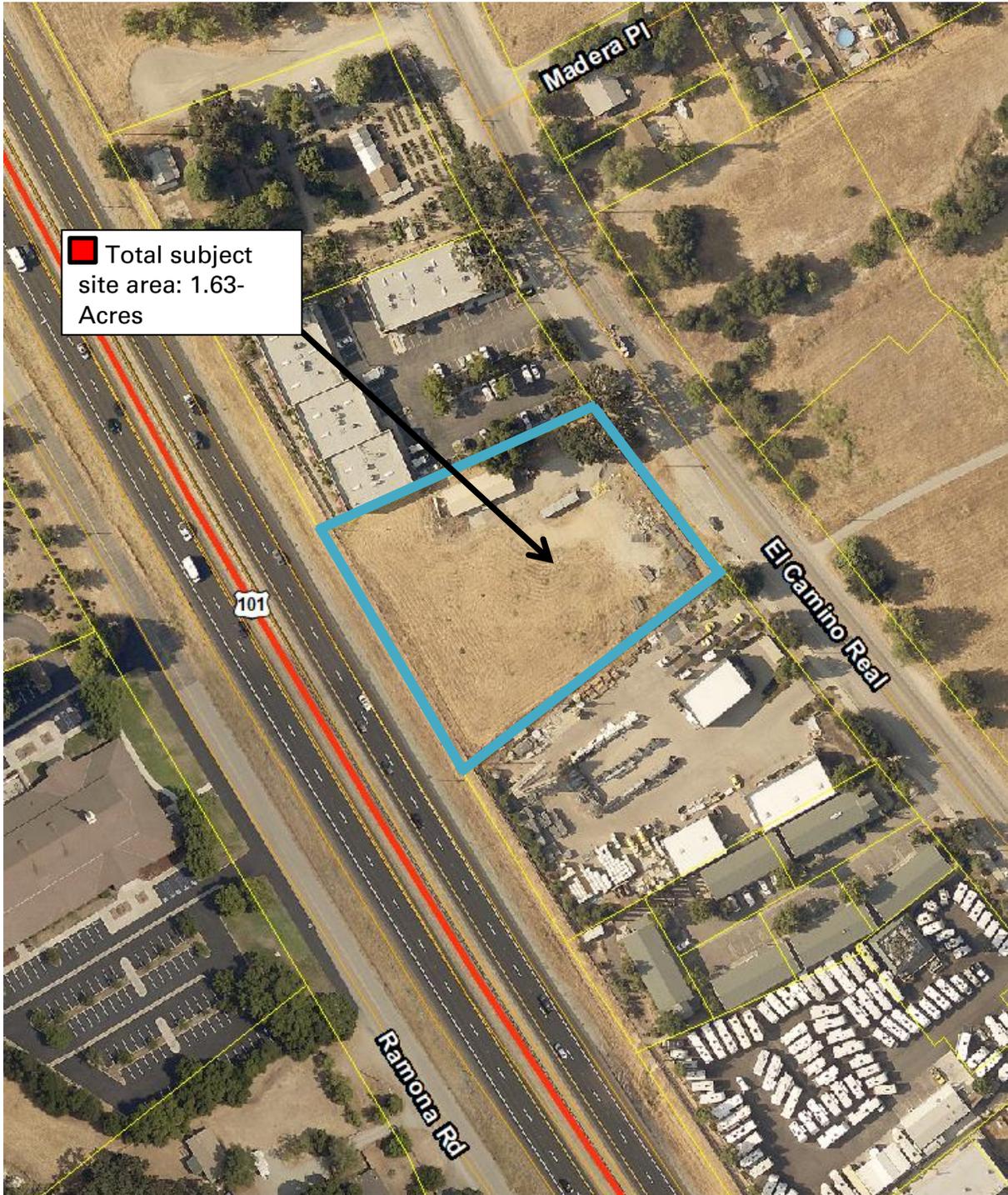
MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
9/29/2022	Mariah Gasch Associate Planner	R Alistair Winn	USE22-0020	
RECOMMENDATION				
<p><i>Staff Recommends to the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review Plans for a new business that includes a new structure, parking lot, and outdoor sales and rental of Bobcat farm and construction 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. 				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
2600 El Camino Real	Commercial Park (CPK)	Commercial Park (CPK)	049-201-014	1.63-acre site
PROJECT DESCRIPTION				
<p>The proposed project includes a 1.63-acre equipment rental and new equipment dealership business, which consists of a new 9,376 square foot single-story building for equipment servicing, parts, and showroom, as well as new driveway, parking, and landscaping. Three outdoor locations for equipment storage and display are proposed, two at the front of the property, split by the driveway, and one at the rear between the proposed and existing buildings. The project will be subject to a Planning Commission Use Permit due to the proposed land use, outdoor sales and storage.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental impact 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 CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class <u>3</u> _____ CEQA Guidelines § 15303	<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 metal 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 and rental of small construction equipment such as tractors and mini excavators. Site improvements include a new trash enclosure adjacent to the existing single-story metal building, which itself will be renovated. The rear of the parcel is adjacent to Highway 101, and will include landscaping and a storm water basin as required by the municipal code and stormwater requirements. Landscaping will be implemented around the entire parcel, including the El Camino Real frontage, as well as within the parking lot and around the trash enclosure. 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 collect runoff in the north-east corner of the use area.

Background

The subject site has an existing metal building that will need to be brought up to current California Building Code standards before it can be occupied as a storage building. The rest of the site is vacant and has not been utilized by a permitted use in recent history.

Analysis

The proposed project includes a new Bobcat equipment rental and dealership which will consist of a new 9,376 square foot single story building with a mezzanine and with office space. The plan also includes new parking and landscaping.

The use is defined as a Sales Lot in Atascadero Municipal Code (AMC) 9-3.500. Sales lots require a conditional use permit in the Commercial Park (CPK) Zone. Sales lots have unique development standards that are outlined in AMC 9-6.139.

The Municipal Code Development standards include the following:

1. Displays to be limited to street frontages only. All other property lines are to be screened by required landscaping.
2. 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).
3. All interior property lines are to be screened with a six (6) foot high solid wall or fence that provides similar screening effect.
4. 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.
5. 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.



6. 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 is not permitted.

The property also contains a Planned Development Overlay Zone No. 1 (PD1). The PD1 development standards include:

1. A minimum front setback of twenty (20) feet shall be provided for buildings along the El Camino Real frontage of all parcels. Rear setbacks shall be a minimum of ten (10) feet.
2. Plans shall make provision to develop an attractive appearance along Highway 101 through the use of landscaping, building and parking orientation and other means.
3. The number of driveways along El Camino Real shall be minimized to prevent potential traffic conflicts.
4. All utilities shall be installed underground.
5. Exterior building materials shall be reviewed for acceptability and shall exhibit compatible relationships between buildings on a particular site or parcel.

Site Design

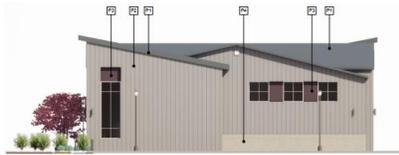
The site is designed with two new entrances off El Camino Real that lead to a parking lot along the southern property line. The applicant is proposing paver bricks on all driving surfaces and compacted crushed cement base for the remainder of the site for equipment parking. The proposed building is located toward the rear of the site to allow for a large equipment display area along El Camino. The vacant areas to the north and west of the proposed building are to be used for equipment parking. The entire site is surrounded by new landscaping that will screen the sales areas.

Architecture and Design

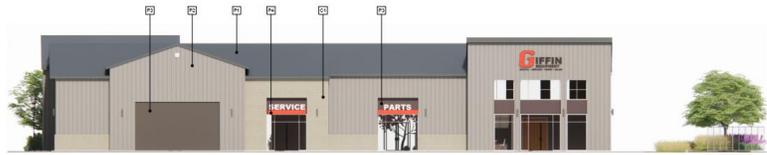
The site has one existing 1,700 square foot metal building that will be used for storage. The exterior will be improved with the same colors and materials as the new structure. The applicant is proposing a new 9,368 square foot building that includes a 747 square foot mezzanine. This building will be used for servicing equipment, parts sales and an equipment showroom. The mezzanine will be located above the center of the structure and include an office space. A caretaker's unit was originally proposed but these are not allowed in the CPK zone. Therefore, the mezzanine will be used as an office. Both buildings will be designed with a modern industrial architectural style. Varying roof lines for the new building, including gable and shed styles, enhance the modern design and add architectural interest. The exterior will be finished with gray standing seam sheet metal with gray split face CMU block wall accents. The roof will also be standing seam metal in a neutral blue color with grey trim to match the exterior walls. Orange metal awnings above three of the doors will provide a contrasting color against the industrial building.



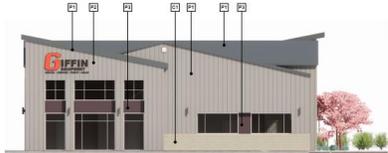
Elevations – New building



PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION

Elevations- Existing building remodel



SIDE COLOR ELEVATION FROM 101 FREEWAY



FRONT COLOR ELEVATION FROM 101 FREEWAY



SIDE COLOR ELEVATION FROM EL CAMINO REAL



FRONT COLOR ELEVATION FROM EL CAMINO REAL

Trash Enclosure

AMC 9-4.129 requires trash enclosures for the storage of solid waste within the urban services line for commercial uses. The enclosure shall not be located within 100 feet of the building served and must not be located in the front setback. Garbage containers shall be screened from public streets and adjoining properties by a solid fence or wall. The applicant is proposing one new trash enclosure directly to the west of the existing building to be remodeled. The enclosure will match the industrial design of the two structures with a blue standing seam metal roof, gray six-foot-tall CMU wall with a stucco finish and brown metal gates. The roof of the enclosure will be held up by matching metal columns.

Trash Enclosure Elevations





LEFT SIDE COLOR ELEVATION



REAR COLOR ELEVATION



RIGHT SIDE COLOR ELEVATION

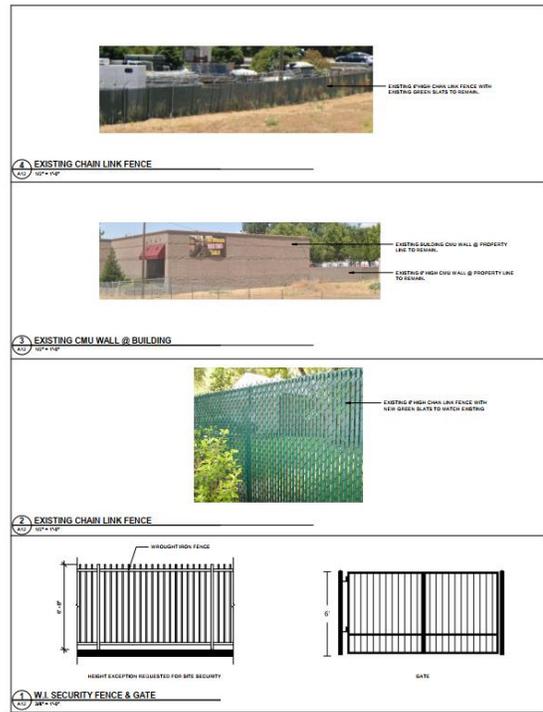


FRONT COLOR ELEVATION

Landscaping and Fencing

There is existing six-foot-tall chain link fencing surrounding the property on three sides. Fencing along the southern property lines has green slats throughout and barbed wire along the top. Chain link fencing along the northern and western property lines does not have slats at this point but the applicant is proposing to add slats for privacy, matching the southern fence. An existing CMU building wall is also located at the property line. This will act as screening for this small section. No additional fence will be built along the building. AMC 9-4.128 requires chain link fencing to be screened with evergreen vegetation. The applicant is proposing new landscape planters with vegetation along all property lines. No additional barbed wire is proposed at this time. A new six-foot-tall wrought iron fence is proposed along the front of the property. AMC 9-6.139 limits fencing within the front setback on sales lots to three feet high. For security of the property and equipment, staff is recommending approval of a fence height exception to allow up to 6 feet as proposed. This front fence will include two matching gates that will swing open into the site and be open during business hours.





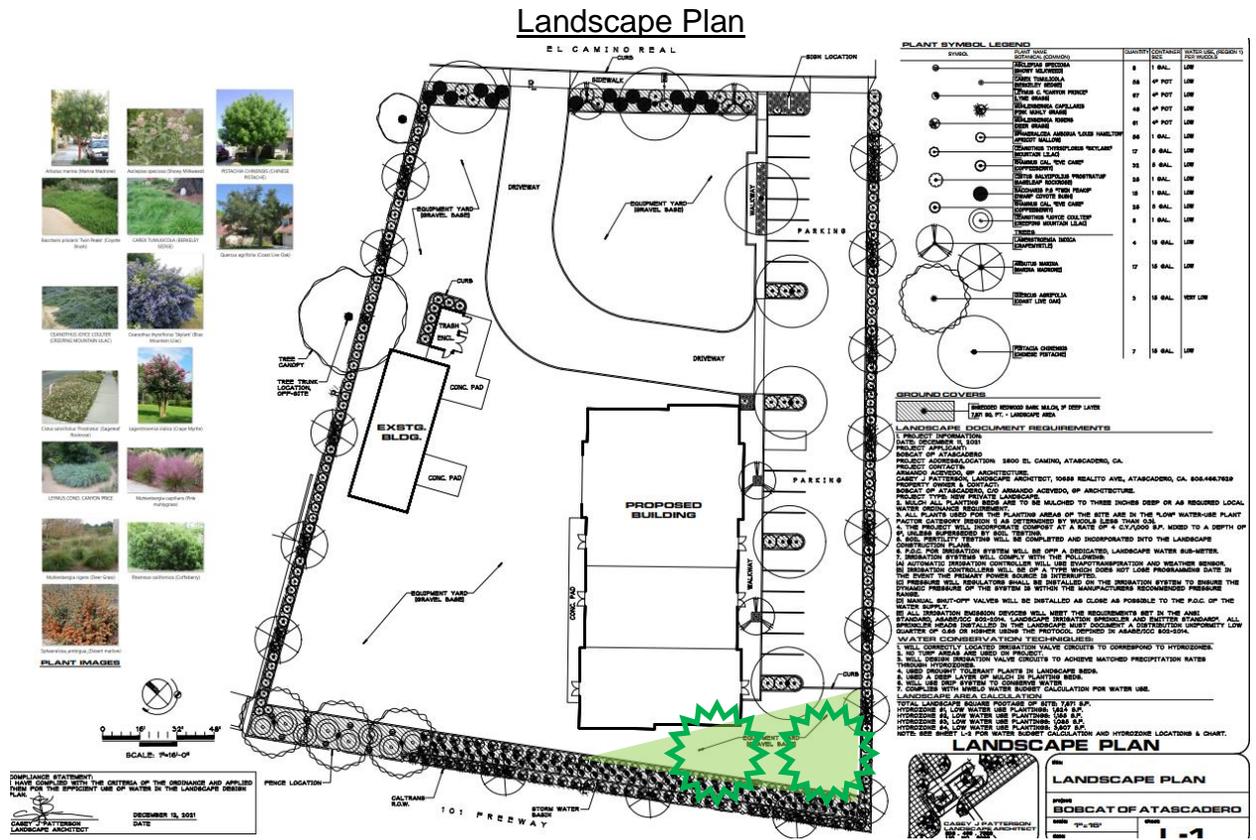
The PD1 overlay requires a minimum rear setback of 10-feet. The intent of this setback was to allow adequate space for landscaping to screen and buffer light industrial and outdoor land uses from the highway. The applicant's proposed landscape plan includes the following:

- Drought tolerant native species to fill in landscape planters along all four property lines, throughout the parking lot and around the trash enclosure.
- Chinese Pistache trees will be planted along El Camino Real and throughout the parking lot to act as street trees along the road and shade trees for the parking lot.
- Crape Myrtle trees will accent these trees along the frontage and Arbutus Marina will accent the other three property lines.
- Three new Coast Live Oak trees will be planted at the northwest corner of the site. These will assist in screening the site from Highway 101.
- Three Chinese Pistache trees are proposed along the rear fence line.
- Native shrubs will fill in the remainder of the landscape planters.

The applicant is proposing a storm water basin along the backside of the property along the highway. Although there are three trees proposed adjacent to the drainage basin, there is not enough space to plant larger trees and provide adequate screening on the side of the property. The space behind the parking lot and new building has been designated as an equipment yard with gravel base, and this storage area will not have the required landscaping between it and highway 101. Due to the volume of storage throughout other portions of the site, staff is recommending more landscaping in this location. Staff recommends that landscaping be further extended into this corner of the

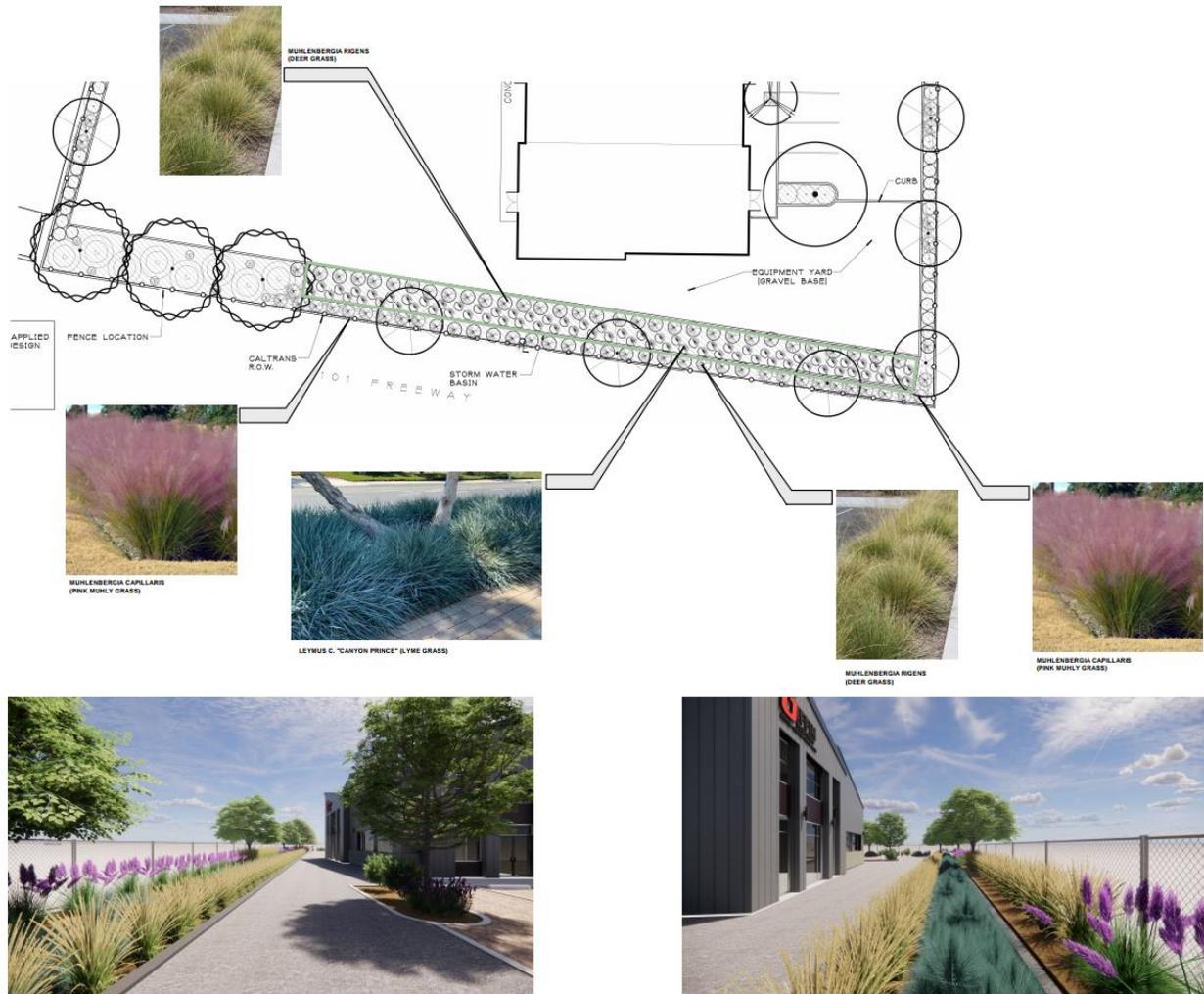


property with larger screening trees such as Coast Live Oak trees. There will still be visibility into the site through the middle of the two sets of trees on either property side.



Rear basin plan





DRC DISCUSSION ITEMS:

- 1. Site design
- 2. Architecture and Design
- 3. Fencing and Screening
- 4. Landscaping

ATTACHMENTS:

- Attachment 1: DRC Notice of Action
- Attachment 2: Site Plan
- Attachment 3: Landscape Plan
- Attachment 4: Site Photos
- Attachment 5: AMC 9-6.139
- Attachment 6: Complete design package



Attachment 1: DRC Notice of Action USE22-0020
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DRC NOTICE OF ACTION

DRC Direction Items:

1. A fence height exception shall allow a wrought iron fence along the front property line and chain link along the sides within the front setback as proposed.
2. Additional landscaping and irrigation shall be added between the retention basin and the rear side of the new building as shown in Attachment 3. Landscaping shall include the planting of a minimum of two 15-gallon Coast Live Oak trees.

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

Meeting Date: September 29, 2022

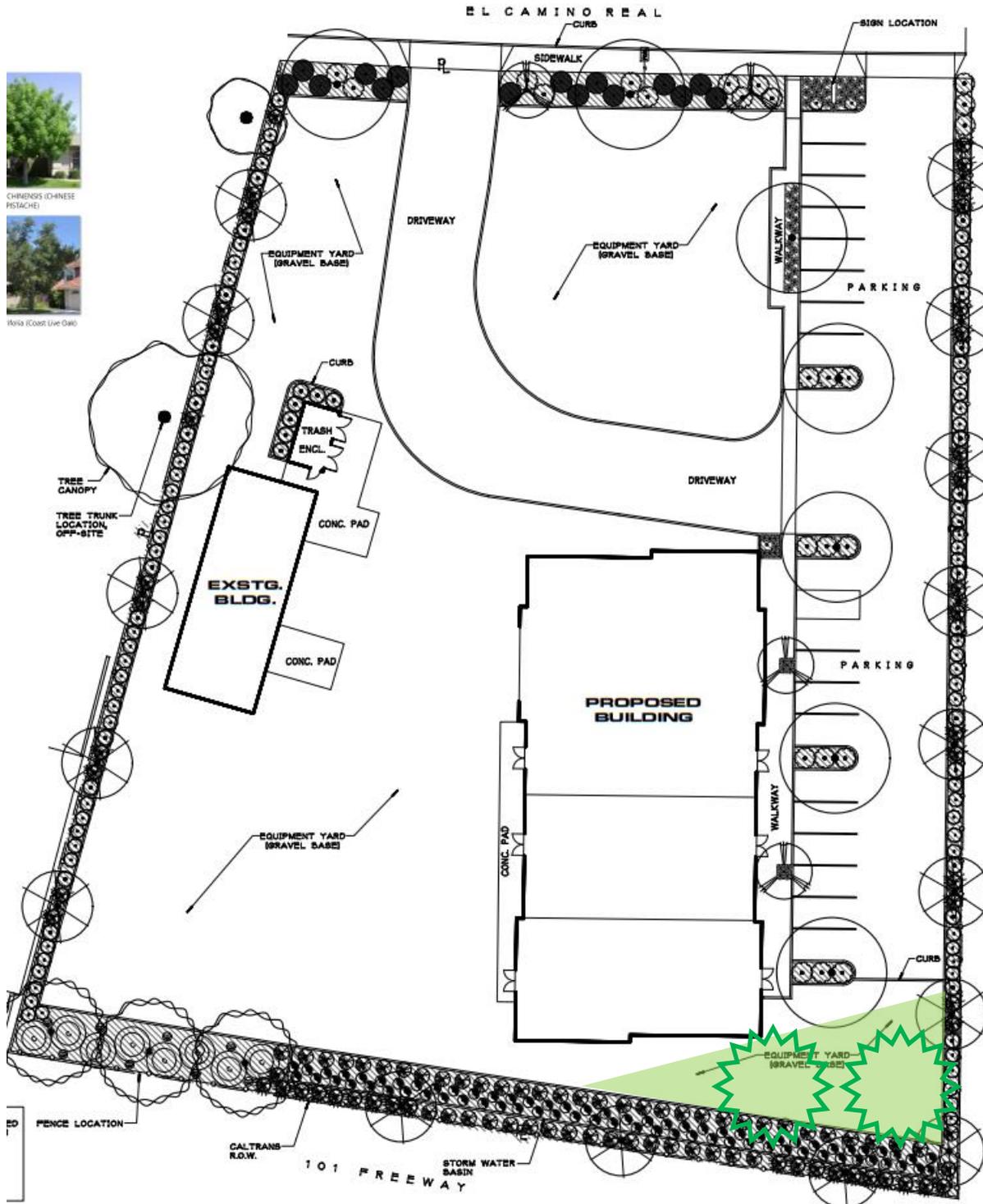
Project Planner: Mariah Gasch, Associate Planner

Attachment 2: Site Plan
USE22-0020



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**Attachment 3: Landscape Plan
USE22-0020**



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ITEM 2
Griffin Equipment of Atascadero
USE22-0020 / Winn



PLANT SYMBOL LEGEND

SYMBOL	PLANT NAME BOTANICAL (COMMON)	QUANTITY	CONTAINER SIZE	WATER USE, (REGION 1) PER WUCOLS
	ASCLEPIAS SPECIOSA (SHOWY MILKWEED)	8	1 GAL.	LOW
	CAREX TUMULICOLA (BERKELEY SEDGE)	58	4" POT	LOW
	LEYMUS C. "CANYON PRINCE" (LYME GRASS)	67	4" POT	LOW
	MÜHLENBERGIA CAPILLARIS (PINK MUHLY GRASS)	48	4" POT	LOW
	MÜHLENBERGIA RIGENS (DEER GRASS)	61	4" POT	LOW
	SPHAERALCEA AMBIGUA "LOUIS HAMILTON" (APRICOT MALLOW)	56	1 GAL.	LOW
	CEANOTHUS THYRSIFLORUS "SKYLARK" (MOUNTAIN LILAC)	17	5 GAL.	LOW
	RHAMNUS CAL. "EVE CASE" (COFFEEBERRY)	32	5 GAL.	LOW
	CISTUS SALYIFOLIUS "PROSTRATUS" (SAGELEAF ROCKROSE)	25	1 GAL.	LOW
	BACCHARIS P.S. "TWIN PEAKS" (DWARF COYOTE BUSH)	15	1 GAL.	LOW
	RHAMNUS CAL. "EVE CASE" (COFFEEBERRY)	25	5 GAL.	LOW
	CEANOTHUS "JOYCE COULTER" (CREEPING MOUNTAIN LILAC)	8	1 GAL.	LOW
TREES				
	LAGERSTROEMIA INDICA (CRAPEMYRTLE)	4	15 GAL.	LOW
	ARBUTUS MARINA (MARINA MADRONE)	17	15 GAL.	LOW
	QUERCUS AGRIFOLIA (COAST LIVE OAK)	3	15 GAL.	VERY LOW
	PISTACIA CHINENSIS (CHINESE PISTACHE)	7	15 GAL.	LOW

TREE CANOPI
 TREE LOCAT
 OFF-S



Attachment 4: Site Photos
USE22-0020

View from El Camino Real



View from Highway 101



Attachment 5: AMC 9-6.139 USE22-0020
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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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**Attachment 6: Complete Design Package
USE22-0020**

See following attachment



GIFFIN EQUIPMENT OF ATASCADERO

2600 EL CAMINO REAL, ATASCADERO, CA 93422

PRELIMINARY PLANNING SUBMITTAL - CLIENT REVIEW SET

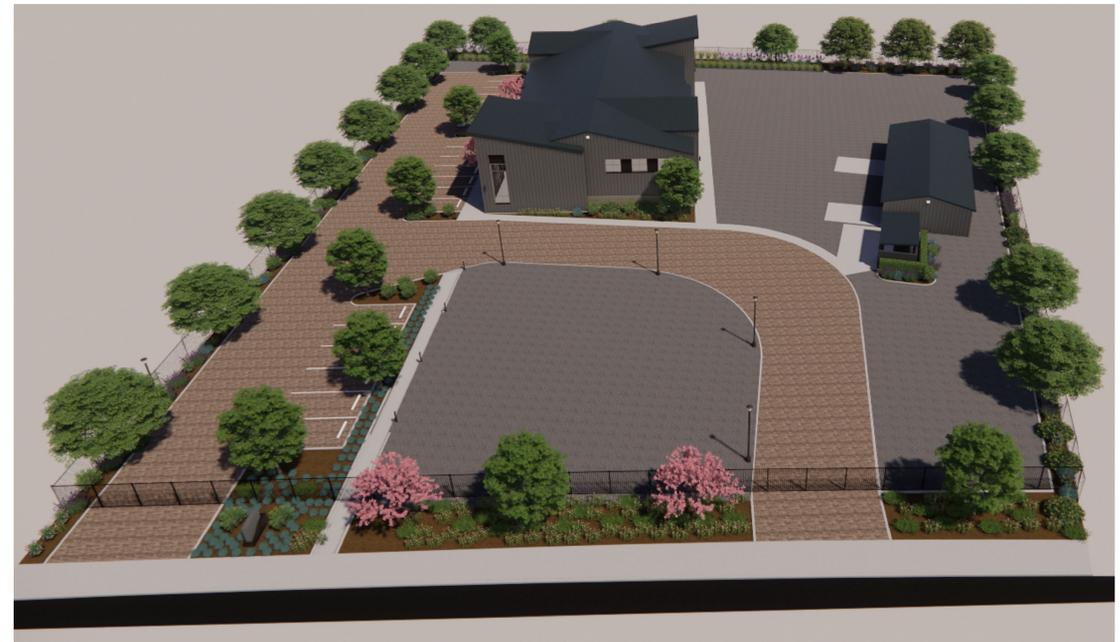


COVER SHEET | A1

DATE: 6/14/2022
JN: 2117



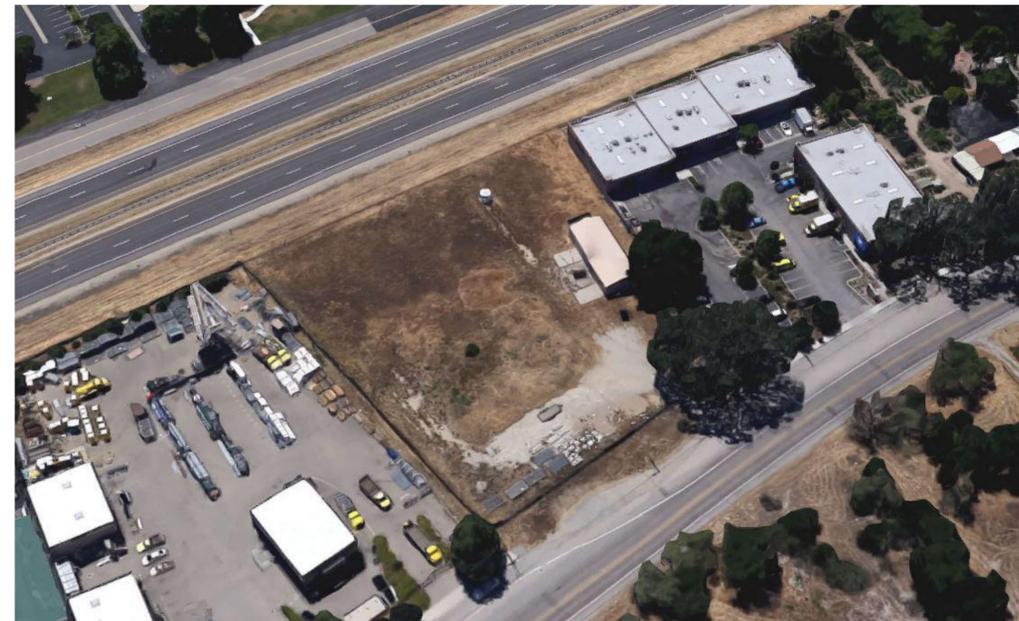
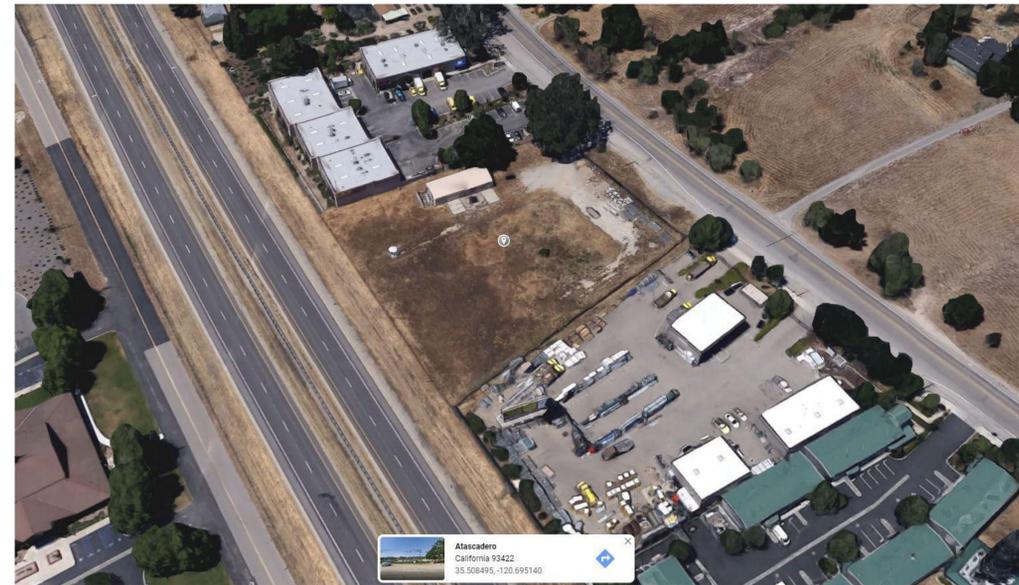
COLOR SITE PLAN
SCALE: 1" = 20'-0"



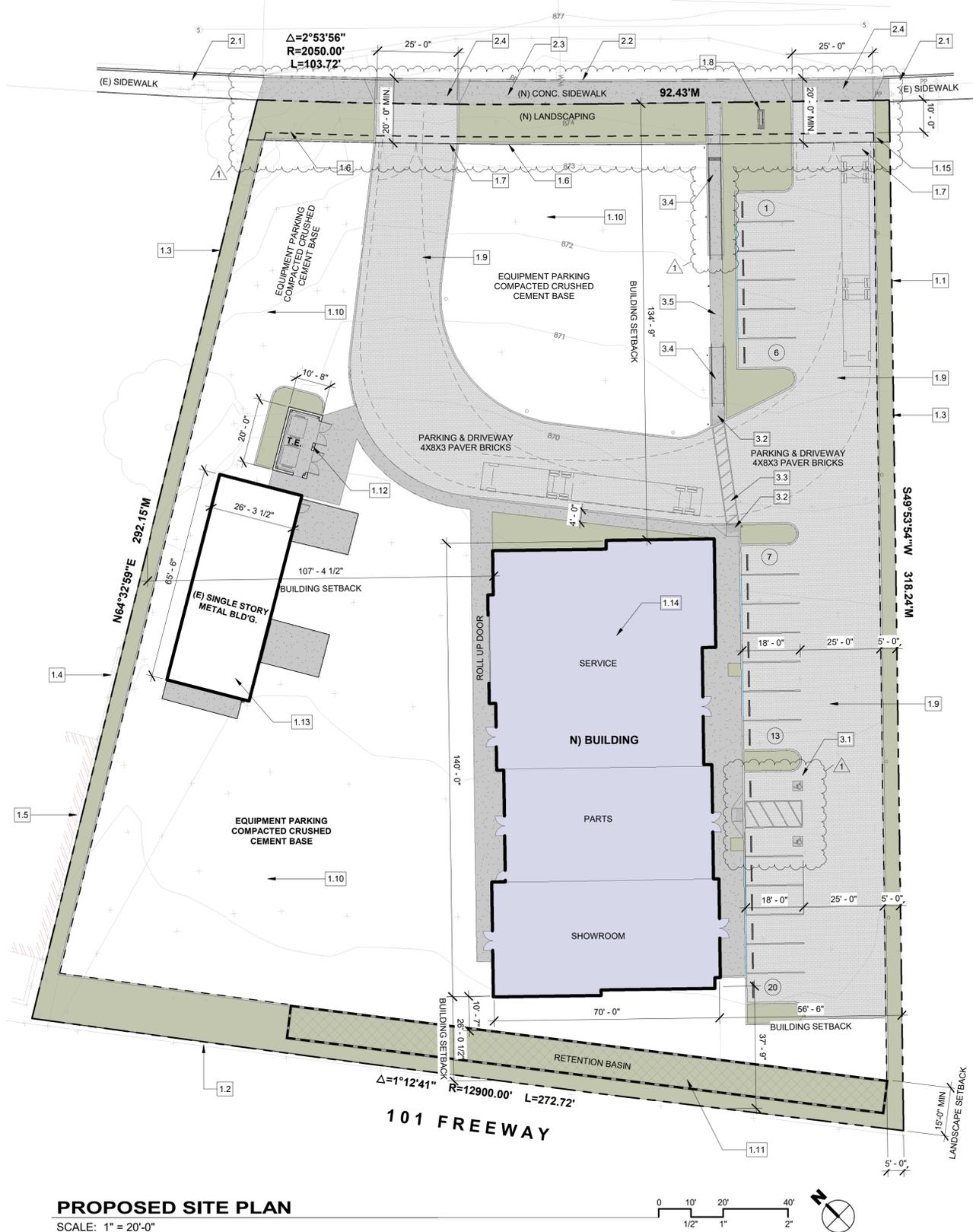
PERSPECTIVE VIEW FROM EL CAMINO REAL



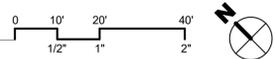
PERSPECTIVE VIEW FROM 101 FREEWAY



EL CAMINO REAL



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



KEYNOTES

- # KEYNOTE SYMBOL
- 1. GENERAL**
- 1.1 (E) PROPERTY LINE
- 1.2 (E) CHAIN LINK FENCE AT FREEWAY TO REMAIN.
- 1.3 (E) CHAIN LINK FENCE AT ADJACENT PROPERTY TO REMAIN, TYP.
- 1.4 (E) CMU WALL TO REMAIN.
- 1.5 (E) ADJACENT BUILDING WALL.
- 1.6 (N) 6'-0" HIGH WROUGHT IRON FENCE
- 1.7 (N) 6'-0" HIGH ACCESS GATE.
- 1.8 (N) MONUMENT SIGN
- 1.9 (N) PARKING & DRIVEWAY (4X8X3 PAVER BRICKS)
- 1.10 (N) COMPACTED CRUSHED BASE TYP.
- 1.11 (N) RETENSION BASIN PER CIVIL GRADING PLANS
- 1.12 (N) TRASH ENCLOSURE
- 1.13 (E) METAL BUILDING TO BE RENOVATED
- 1.14 (N) METAL BUILDING
- 1.15 (N) KNOX BOX ACCESS KEY REQUIRED FOR GATE AND BUILDING
- 2. STREET IMPROVEMENTS**
- 2.1 (E) SIDE WALK TO REMAIN.
- 2.2 (N) CURB & GUTTER PER CITY STANDARDS.
- 2.3 (N) SIDE WALK PER CITY STANDARD.
- 2.4 (N) 25'-0" WIDE DRIVEWAY
- 3. SITE ACCESSIBILITY**
- 3.1 (N) ACCESSIBLE PARKING STALLS
- 3.2 (N) BLENDED TRANSITION
- 3.3 (N) STRIPPING AT VEHICULAR PATH WAY
- 3.4 (N) ACCESSIBLE RAMP W/ HANDRAILS
- 3.5 (N) ACCESSIBLE WALKWAY FROM PUBLIC WAY

SCOPE OF WORK

NEW EQUIPMENT RENTAL & DEALERSHIP CONSISTING OF A NEW SINGLE STORY BUILDING WITH A MEZZANINE, NEW PARKING AND LANDSCAPE AREA.

- NEW METAL BUILDING (9,368 SF. 140' x 70')
- NEW TRASH ENCLOSURE
- EXISTING SINGLE STORY METAL BUILDING TO BE RENOVATED (1,723 SF.)

BUILDING DEPT. NOTE - TENANT IMPROVEMENT FOR EXISTING BUILDING UNDER SEPARATE PERMIT
FIRE DEPT. NOTE - FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT

ZONING

PROPERTY CHARACTERISTICS

ASSESSORS PARCEL No: 049-201-014
ADDRESS: 2600 EL CAMINO REAL
CITY: STATE
COUNTY: ATASCADERO, CALIFORNIA 93422
COUNTY OF SAN LUIS OBISPO

PARCEL AREA: 1.65 AC.

ZONING: CPK (COMMERCIAL PARK)

USE: AUTO AND VEHICLE DEALERSHIP
AUTO REPAIR AND SERVICE AREA

NEW BUILDING AREA	9,368 SF.
MEZZANINE	747 SF.
EXISTING METAL BUILDING	1,723 SF.
EXISTING METAL BUILDING USE	S-1 (STORAGE)
MAX HEIGHT	45'
FRONT SETBACK	NONE REQ'D (134'-9" PROPOSED)
SIDE SETBACK	NONE REQ'D (56'-6" PROPOSED)
REAR SETBACK	NONE REQ'D (26'-0" PROPOSED)
FREEWAY LANDSCAPE SETBACK	15'-0" REQ'D (15'-0" PROPOSED)
FRONT LANDSCAPE APRON	10'-0" REQ'D (10'-0" PROPOSED)

CODE ANALYSIS

PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF ATASCADERO AMENDMENTS

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

BUILDING CODE:	III-B
TYP OF CONSTRUCTION	YES
FULLY SPRINKLED	ONE STORY WITH A MEZZANINE
BUILDING HEIGHT	

OCCUPANCY GROUP	B (MOTOR VEHICLE SHOWROOM)
	S-1 (MOTOR VEHICLE REPAIR GARAGE & PARTS)
	R-3 (MEZZANINE WITH RESIDENTIAL DWELING UNIT)

USE: AUTO AND VEHICLE DEALERSHIP
AUTO REPAIR AND SERVICE AREA

NEW BUILDING AREA	1,181 SF. OFFICE
	1,194 SF. SHOWROOM
	2,310 SF. PARTS
	4,683 SF. SERVICE
	9,368 SF. TOTAL BUILDING AREA

MEZZANINE	747 SF. (770 MAX MEZZANINE WITH RESIDENTIAL DWELING UNIT)
	(2,310 SF. ROOM BELOW SERVING MEZZANINE 1/3 = 770 SF. MAX)

PARKING ANALYSIS

USE	SQ. / #	RATIO	PARKING REQ'D.	PARKING PROVIDED
SHOWROOM	1,194 SF.	1/400	3	
SERVICE BAYS	4 BAYS	2/BAY	8	
OUTDOOR USE AREA	25,096 SF.	1/3,000	8.3	
TOTAL			19.3(20)	20

PARKING REQUIREMENTS FOR RETAIL TRADE USES PER TABLE 4.14

- 1 PER 400 SF. OF SHOWROOM
- 2 PER SERVICE BAY
- 1 PER 3,000 SF. OF OUTDOOR USE AREA

SHEET INDEX

NO.	SHEET NAME	ISSUE DATE	REVISION DATE	REVISION DESCRIPTION
A13	RETENSION BASIN SPECIFICATIONS	07/13/22		
1 - GENERAL SITE INFO				
A1	COVER SHEET	02/04/22		
A2	COLOR SITE PLAN	02/04/22		
A3	SITE PHOTOS	02/04/22		
A4	SITE PLAN / PROJECT DATA	02/04/22	5.16.22	PC REVISIONS
C1.0	TOPOGRAPHIC MAP	02/25/22		
C1.1	GRADING PLAN	02/04/22		
L-1	LANDSCAPE PLAN	02/04/22		
L-2	IRRIGATION PLAN	02/04/22		
2 - ARCHITECTURAL				
A5	FLOOR PLANS	02/04/22	5.16.22	PC REVISIONS
A6	BUILDING ELEVATIONS	02/04/22		
A7	COLOR ELEVATIONS	02/04/22		
A8	RENDERINGS	02/04/22		
A9	EXISTING BUILDING MODIFICATIONS	02/23/22		
A10	TRASH ENCLOSURE	02/04/22		
A11	SIGNAGE SPECIFICATIONS	02/04/22		
A12	FENCE SPECIFICATIONS	05/16/22		

PROJECT TEAM

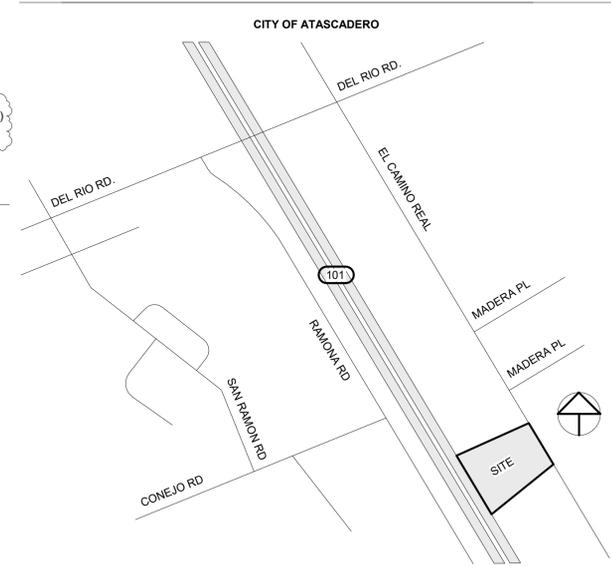
OWNER:
TRAVIS TWINING
ALASTAIR WINN
2600 EL CAMINO REAL
ATASCADERO, CA 93422
T 805 . 252 . 8888

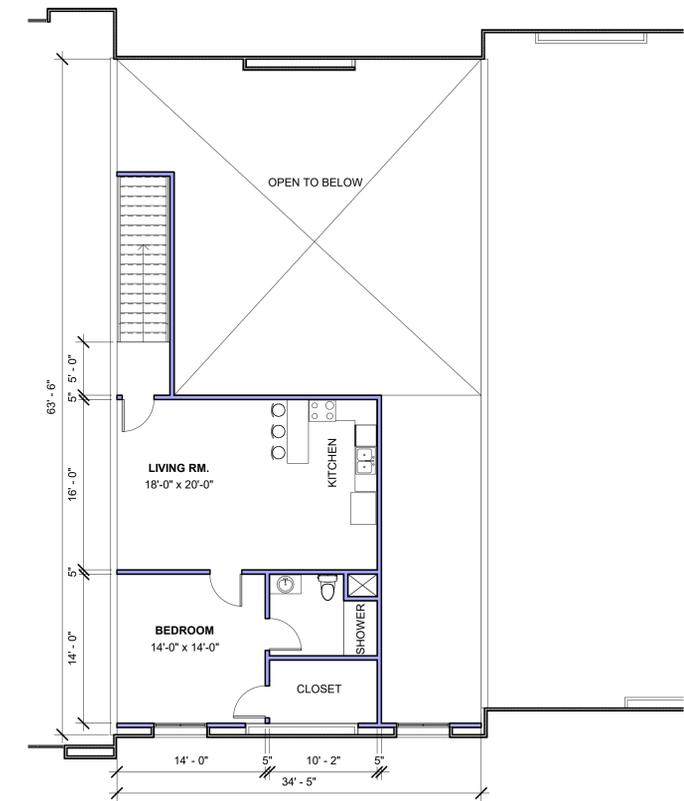
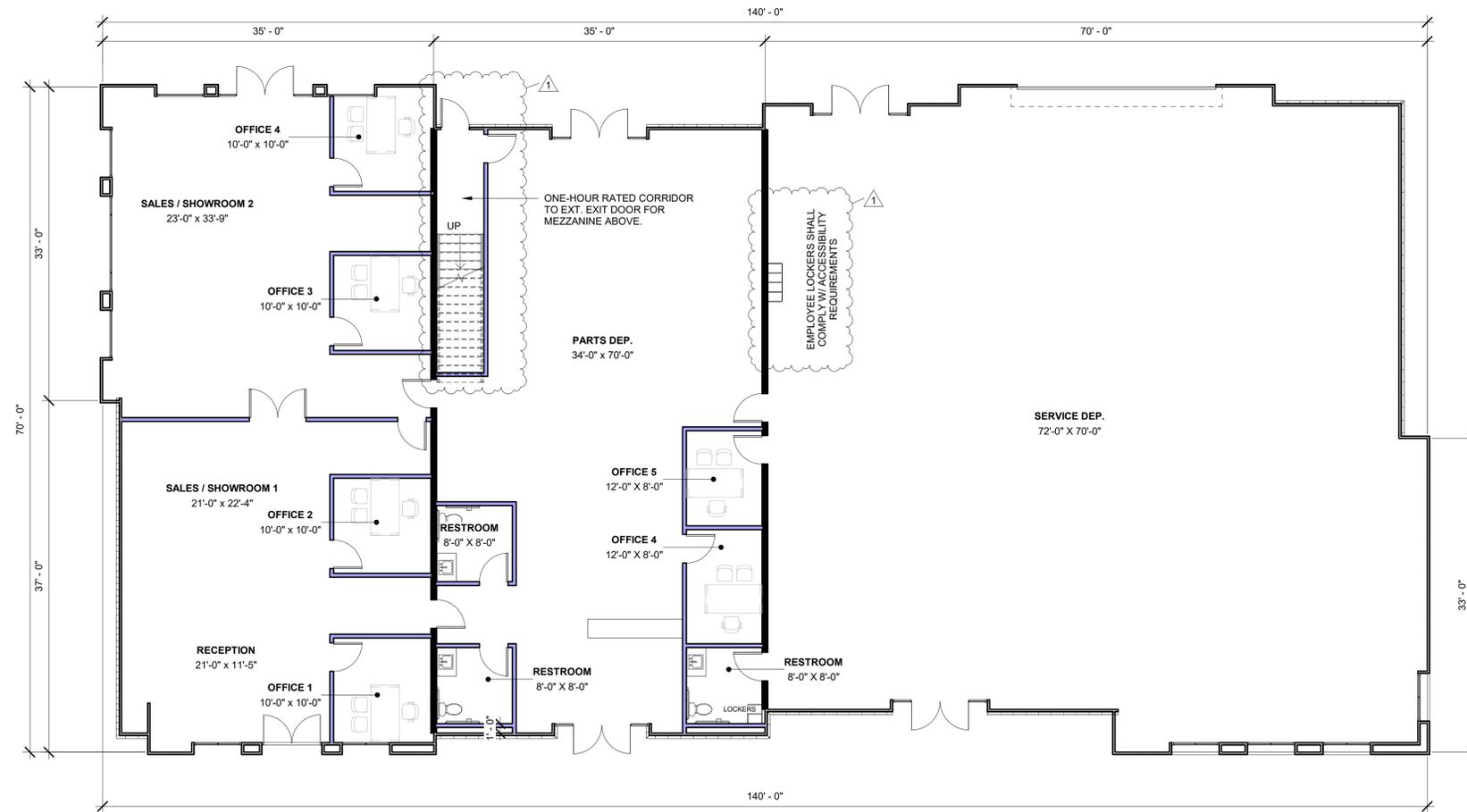
CIVIL ENGINEER:
ABOVE GRADE ENGINEERING
245 HIGUERA ST.
SAN LUIS OBISPO, CA 93401
T 805 . 540 . 5115

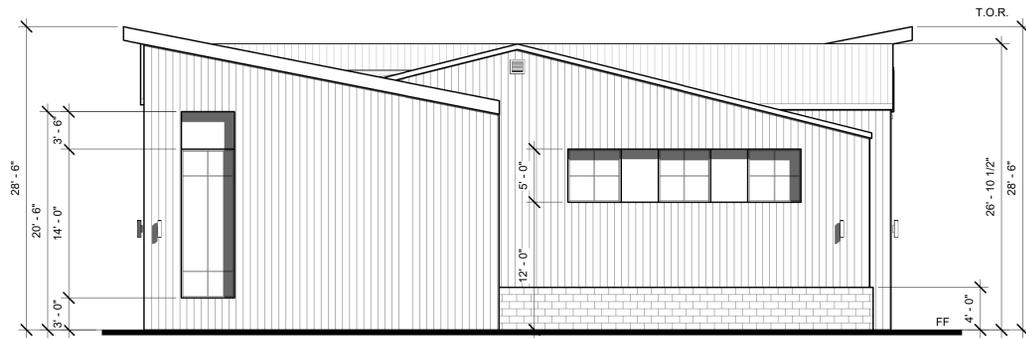
ARCHITECT:
GP ARCHITECTURE INC.
5301 N. COMMERCE AVE., SUITE D
MOORPARK, CA 93021
T 805 . 552 . 9474

LANDSCAPE ARCHITECT:
CASEY J. PATTERSON LANDSCAPE ARCHITECT
T 805 . 466 . 7629

VICINITY MAP







PROPOSED RIGHT SIDE ELEVATION

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



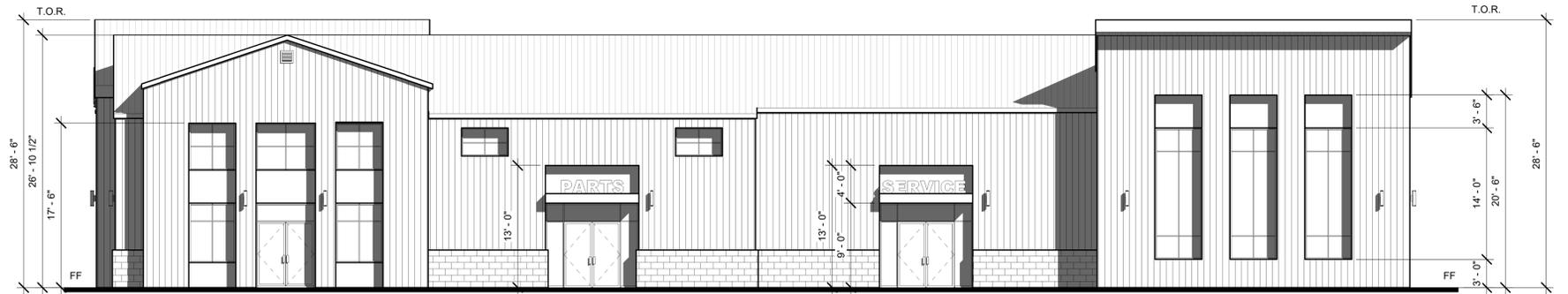
PROPOSED REAR ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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



PROPOSED FRONT ELEVATION

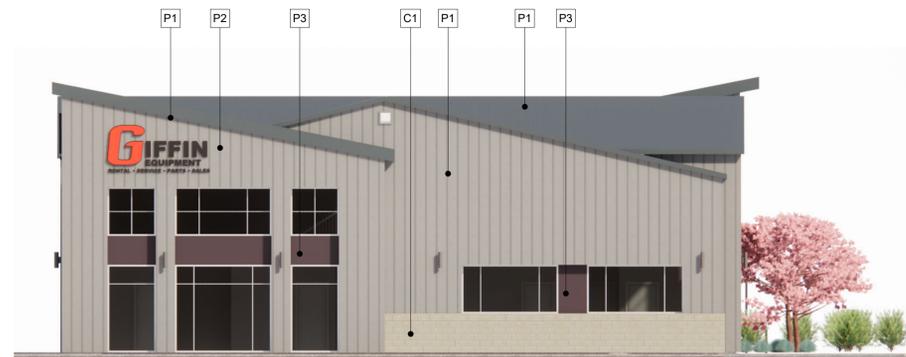
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION



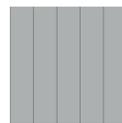
PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION

<p>P1 - ROOF STANDING SEAM SHEET METAL ROOF PAINT PER SPEC BELOW OR SIMILAR MANF. COLOR SPECIFICATION</p> <p>PAINT MANF: BEHR COLOR: NORWEGIAN BLUE</p> 	<p>P3 - TRIM 1 COLOR SOLID SHEET METAL WALL PANEL PAINT PER SPEC BELOW OR SIMILAR MANF. COLOR SPECIFICATION</p> <p>PAINT MANF: BEHR COLOR: TIM FOIL</p> 	<p>C1 - CMU BLOCK WALL MANF: ANGELUS BLOCK CO. COLOR: MOSS SPLIT FACE</p> 
<p>P2 - MAIN BODY COLOR STANDING SEAM SHEET METAL WALL PANEL PAINT PER SPEC BELOW OR SIMILAR MANF. COLOR SPECIFICATION</p> <p>PAINT MANF: BEHR COLOR: TIM FOIL</p> 	<p>P4 - METAL AWNING COLOR PAINT MANF: BEHR COLOR: TART ORANGE</p> 	



GIFFIN EQUIPMENT OF ATASCADERO

2600 EL CAMINO REAL, ATASCADERO, CA 93422

PRELIMINARY PLANNING SUBMITTAL - CLIENT REVIEW SET



RENDERINGS **A8**

DATE: 6/14/2022
JN: 2117



EXISTING BUILDING FROM 101 FREEWAY



EXISTING BUILDING FROM 101 FREEWAY



SIDE COLOR ELEVATION FROM 101 FREEWAY



FRONT COLOR ELEVATION FROM 101 FREEWAY



SIDE COLOR ELEVATION FROM EL CAMINO REAL



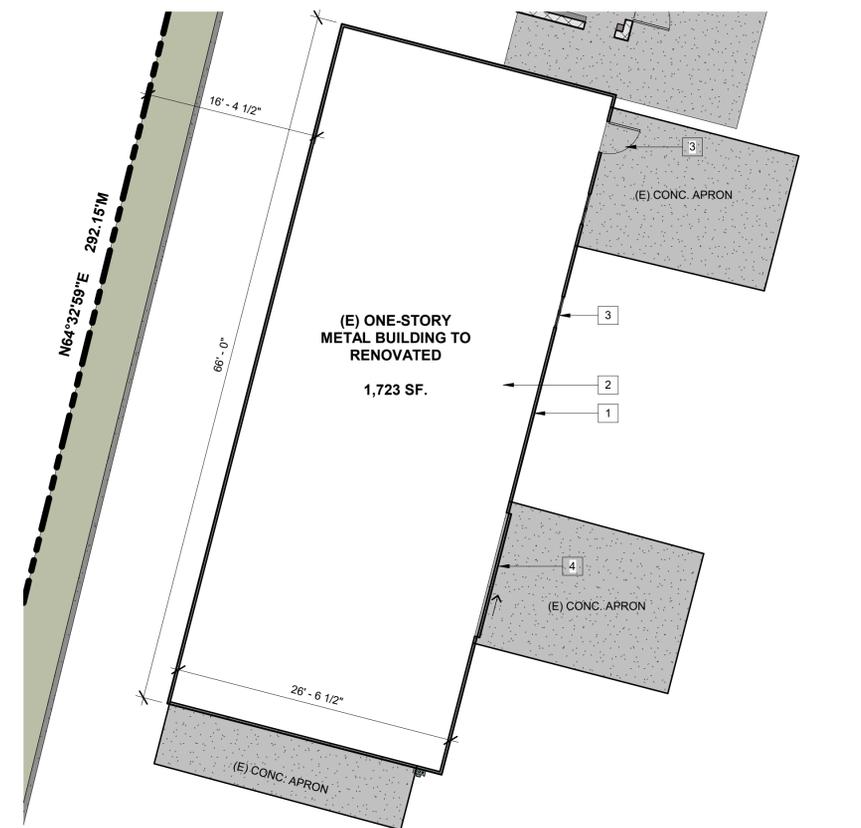
FRONT COLOR ELEVATION FROM EL CAMINO REAL

KEYNOTES

- # KEYNOTE SYMBOL
- 1 REMOVE ALL OF THE EXISTING METAL SIDING PANELS AND REPLACE WITH NEW PANELS TO MATCH NEW BUILDING.
- 2 REMOVE THE EXISTING METAL ROOF AND REPLACE WITH NEW ROOF PANELS TO MATCH NEW BUILDING.
- 3 REMOVE EXISTING DOOR & WINDOWS AND REPLACE WITH NEW DOOR & WINDOWS, PAINT TO MATCH NEW BUILDING COLOR SCHEME.
- 4 REPLACE EXISTING SLIDING DOOR WITH NEW DOOR TO MATCH NEW BUILDING COLOR SCHEME.

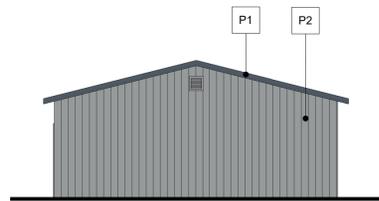
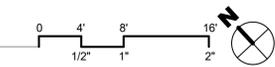
MATERIAL LEGEND

P1 - ROOF TYPE: STANDING SEAM METAL ROOF PAINT MANF: BEHR COLOR: NORWEGIAN BLUE	
P2 - MAIN BODY COLOR PAINT MANF: BEHR COLOR: TIN FOIL	
P3 - TRIM 1 COLOR PAINT MANF: BEHR COLOR: -	



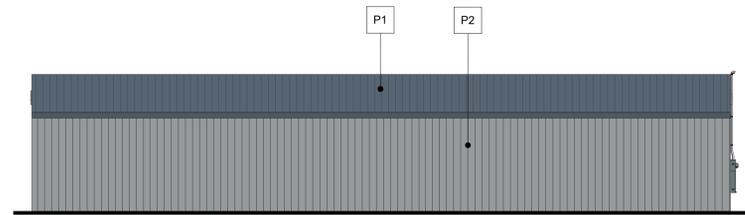
EXISTING METAL BUILDING

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



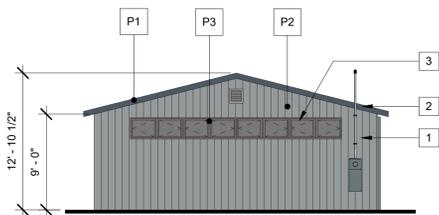
EXISTING BUILDING RIGHT SIDE ELEV.

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



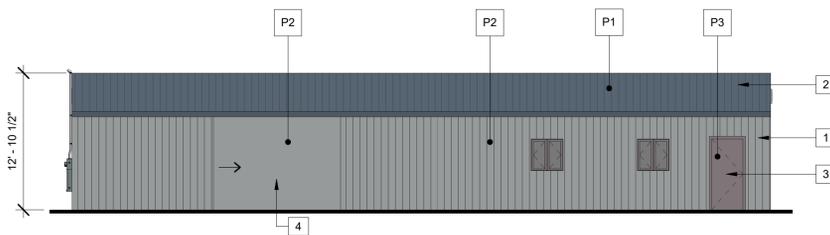
EXISTING BUILDING REAR ELEV.

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



EXISTING BUILDING LEFT SIDE ELEV.

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



EXISTING BUILDING FRONT ELEV.

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



LEFT SIDE COLOR ELEVATION



REAR COLOR ELEVATION



RIGHT SIDE COLOR ELEVATION



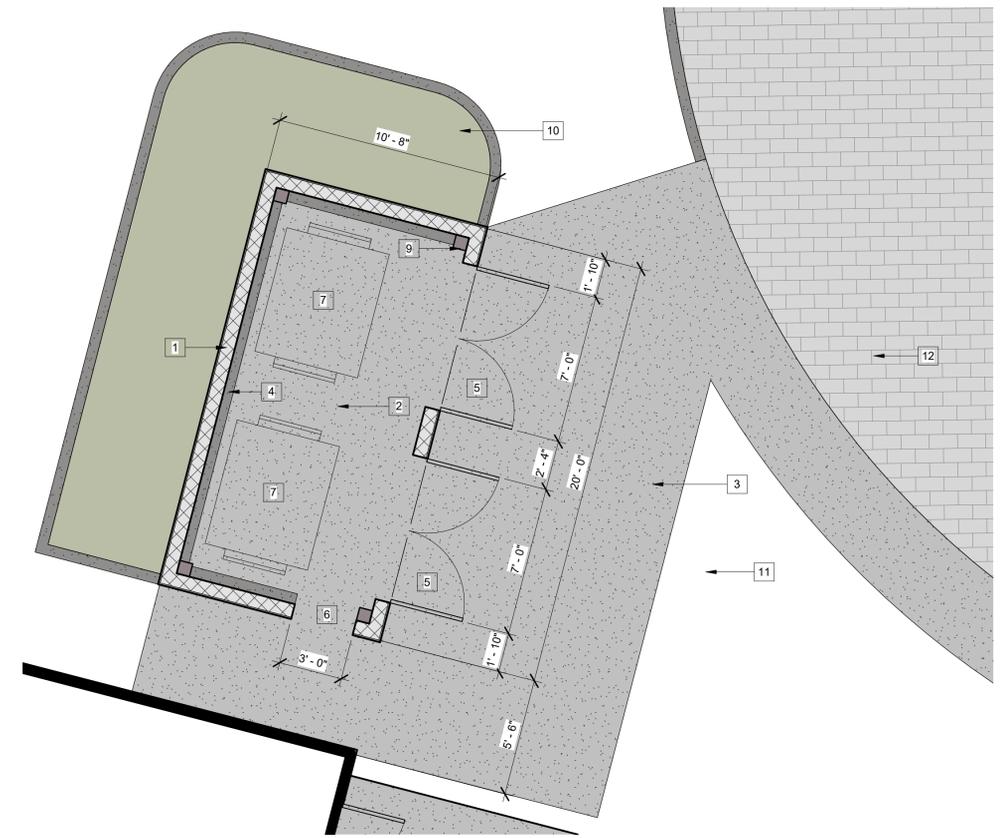
FRONT COLOR ELEVATION

KEYNOTES

- # KEYNOTE SYMBOL
- 1 6" HIGH MIN. CMU WALL W/ STUCCO FINISH
- 2 CONCRETE SLAB WITH LEVEL SURFACE WHERE ROLLOUT BINS ARE USED
- 3 CONCRETE APRON IN FRONT OF TRASH ENCLOSURE
- 4 6" CURB TO PREVENT DAMAGE TO THE INTERIOR OF THE ENCLOSURE
- 5 TRASH ENCLOSURE METAL GATES
- 6 36" MIN ACCESSIBLE OPENING
- 7 TRASH BIND PER CITY OF ATASCADERO STANDARDS
- 8 METAL ROOF
- 9 METAL COLUMNS
- 10 LANDSCAPING
- 11 GRAVEL BASE
- 12 PAVER ROAD

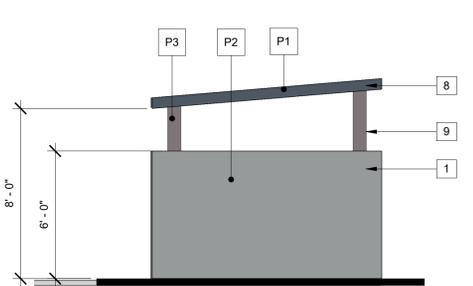
MATERIAL LEGEND

P1 - ROOF TYPE: STANDING SEAM METAL ROOF PAINT MANF: BEHR COLOR: NORWEGIAN BLUE	
P2 - MAIN BODY COLOR PAINT MANF: BEHR COLOR: TIN FOIL	
P3 - TRIM 1 COLOR PAINT MANF: BEHR COLOR: -	



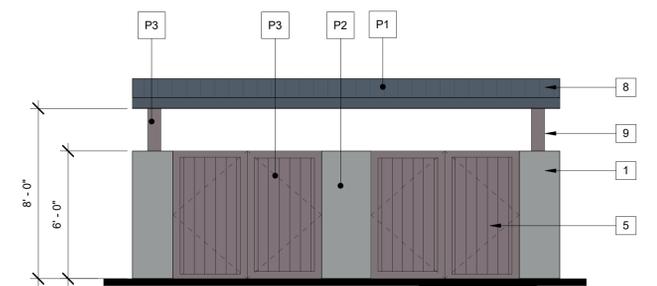
TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



TRASH E. RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



TRASH E. FRONT ELEVATION

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

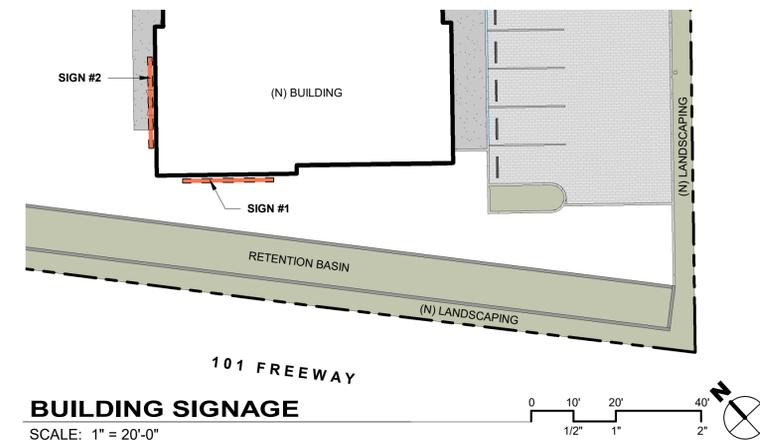
<p>P1 - ROOF TYPE: STANDING SEAM METAL ROOF PAINT MANF: BEHR COLOR: NORWEGIAN BLUE</p>	
<p>P2 - MAIN BODY COLOR PAINT MANF: BEHR COLOR: TIN FOIL</p>	
<p>P3 - TRIM 1 COLOR PAINT MANF: BEHR COLOR: -</p>	



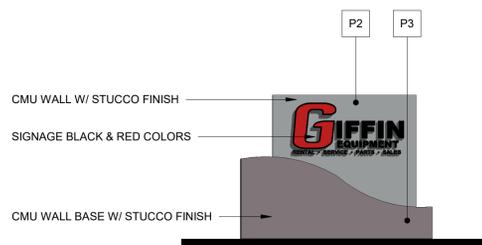
SIGN #2 @ NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



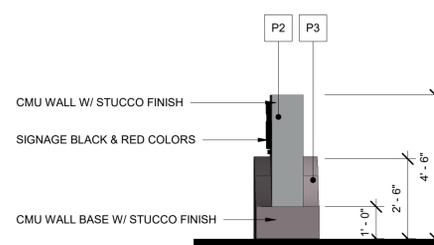
SIGN #1 @ EAST ELEVATION
 SCALE: 1/8" = 1'-0"



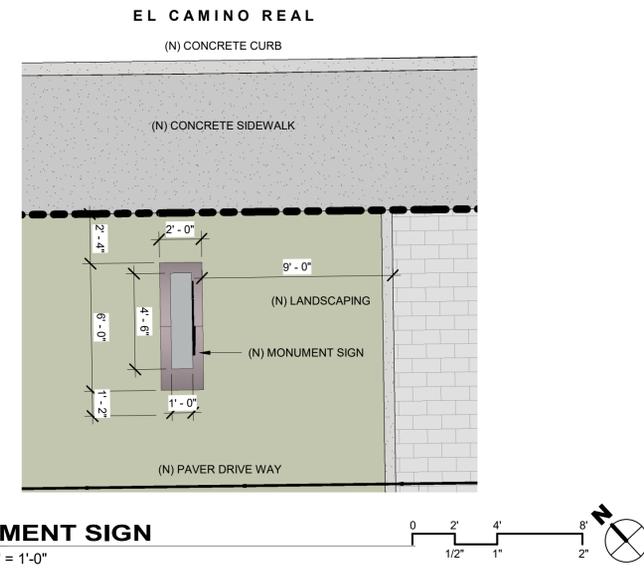
BUILDING SIGNAGE
 SCALE: 1" = 20'-0"



MONUMENT SIGN FRONT ELEV.
 SCALE: 3/8" = 1'-0"

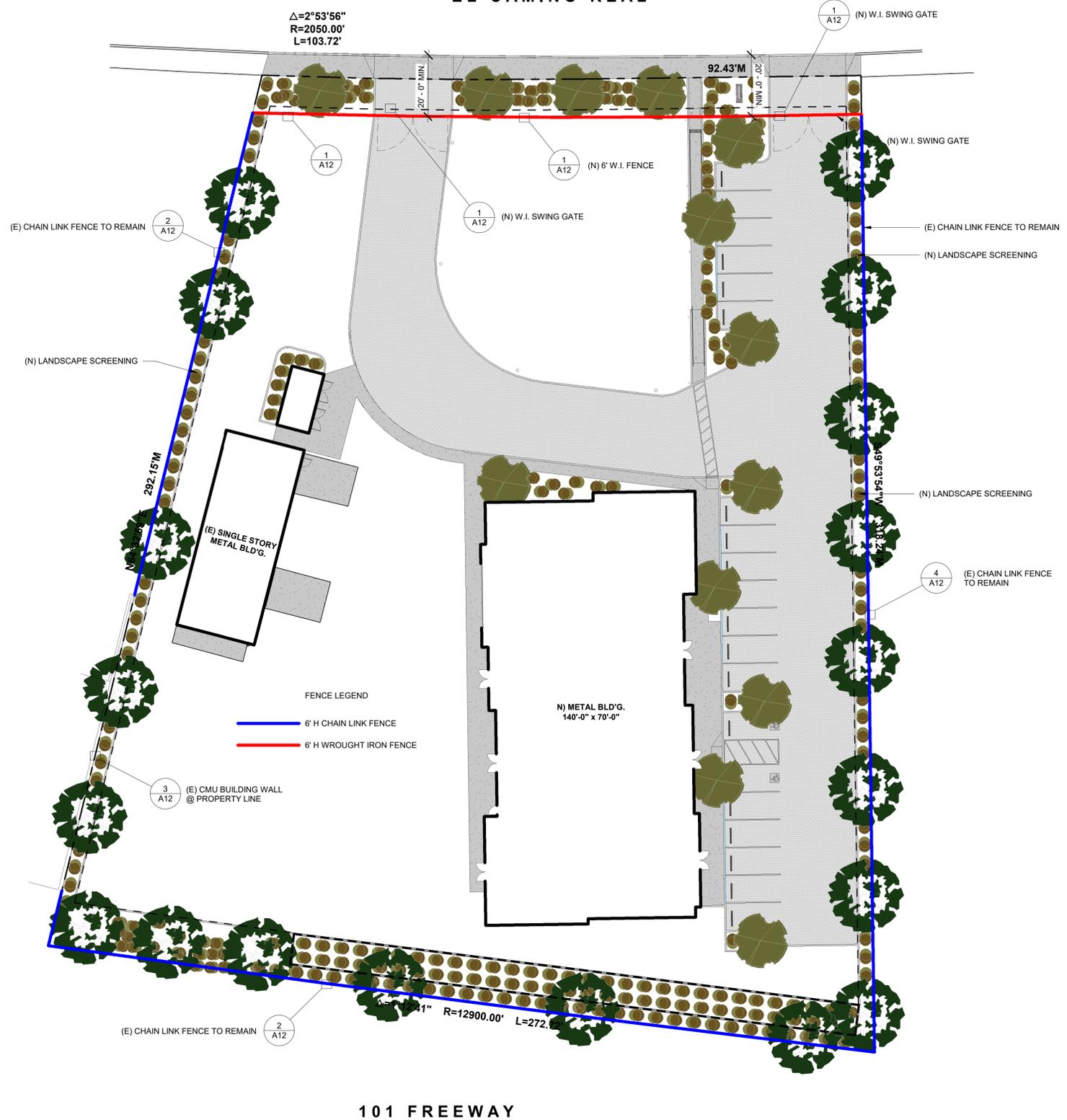


MONUMENT SIGN SIDE
 SCALE: 3/8" = 1'-0"



MONUMENT SIGN
 SCALE: 1/4" = 1'-0"

EL CAMINO REAL



PROPOSED FENCING PLAN
SCALE: 1" = 20'-0"

EXISTING 6' HIGH CHAIN LINK FENCE WITH EXISTING GREEN SLATS TO REMAIN.

4 EXISTING CHAIN LINK FENCE
A12 1/2" = 1'-0"

EXISTING BUILDING CMU WALL @ PROPERTY LINE TO REMAIN.
EXISTING 6' HIGH CMU WALL @ PROPERTY LINE TO REMAIN.

3 EXISTING CMU WALL @ BUILDING
A12 1/2" = 1'-0"

EXISTING 6' HIGH CHAIN LINK FENCE WITH NEW GREEN SLATS TO MATCH EXISTING

2 EXISTING CHAIN LINK FENCE
A12 1/2" = 1'-0"

WROUGHT IRON FENCE
6'-0"

HEIGHT EXCEPTION REQUESTED FOR SITE SECURITY

6'

GATE

1 W.I. SECURITY FENCE & GATE
A12 3/8" = 1'-0"

