CITY OF ATASCADERO	OFFICE USE ONLY
Community Development Department	
Planning Division	
6500 Palma Ave	
Atascadero, CA 93422	
Tel: (805) 461-5035	
Email: PermitCenter@atascadero.org	
Website: www.atascadero.org	

Trebsite: WWW.ataseaderoio18	
MIXED U	SE PROJECT APPLICATION
Applicant:	
Applicant's Representative:	
Property Owner(s):	
PROPER ⁻	TY INFORMATION (REQUIRED)
SUE	BMITTAL REQUIREMENTS
Application Form	
Site Plan	
Architectural Elevations	
Objective Design Standards Checklist	

MIXED USE PROJECT Objective Design Standards CHECKLIST

9-4.130(f) BUILDING DESIGN AND ARTICULATION 9-4.130(f)(2) Tier 1: Required Components All building types must comply with the following requirements. See Table 9-4.120-2 for additional information. **Applicant** City Description Section Complete N/A Complete Ground Floor Height. The minimum floor-to-unfinished ceiling height of ground 9-4.130(f)(2)(i) floor spaces shall be twelve (12) feet. Transparencies. 9-4.130(f)(2)(ii) a. Nonresidential Ground-Floor Uses. 1. Windows and openings of nonresidential uses on the ground floor facing primary streets shall constitute a minimum of thirty percent (30%) of the ground floor street-facing building façade. 2. Windows and openings of nonresidential uses on the ground floor facing a street other than a primary street shall constitute a minimum of twenty percent (20%) of the ground floor street-facing building façade. b. Nonresidential Upper-Floor Uses. Windows and openings of nonresidential uses on upper floors that face streets shall constitute a minimum of fifteen percent (15%) of upper floor street-facing building façades. Upper-floor streetfacing building façades shall be measured from the finished floor of the second story to the finished ceiling of the uppermost story. Windows. All windows shall be inset by at least two (2) inches from face of glass 9-4.130(f)(2)(iii) to face of trim (or to face of exterior wall if there is no trim). 9-4.130(f)(2)(iv) Blank Walls. The maximum length of any blank wall facing a public right-of-way, meaning without a window, opening, or other massing break, shall be limited to twenty (20) feet in length. **Corner Treatments.** For mixed-use projects, the corner(s) of a building located 9-4.130(f)(2)(v) at the intersection of two streets (or a street and a public plaza) shall incorporate at least two (2) of the features listed below within twenty-five (25) feet of the corner of the building: Please indicate which two features have been included to fulfill this requirement. a. Ground Floor Entry. An entry to ground floor retail or primary building entrance. b. Material Variation. Change in material from the rest of the façade, applied to a minimum of eighty (80) percent of the building height. See Section 9-4.130(i)(1). c. Color Variation. Change in color from the rest of the façade, applied to a minimum of eight (80) percent of the building height. Colors shall be returned at least four (4) feet from exterior corners or dead end into a projecting or recessed massing break on the perpendicular wall, whichever is less. (This option may not be chosen as one of the two required features if a change in material is chosen as the other required feature.) d. Fenestration Variation. Change in fenestration pattern from the rest of the façade, applied to a minimum of eight (80) percent of the building height. e. Tower Element. A three-dimensional tower element, which extends between three (3) and six (6) feet in height above the top of the adjacent building façades or a change in height of at least four (4) feet greater or less than the height of the abutting adjacent façade; and/or f. Roof Style Variation. A different roof style from the roof style associated with the abutting adjacent façade. 9-4.130(f)(3) Tier 2: Wall Plane Variation All façades facing the public right-of-way shall include variation that cumulatively equals at least twenty-five percent (25%) of the total façade plane area that

faces the public right-of-way. Please indicate below by checking all that apply which articulation/design features have been included to fulfill this requirement. See Table 9-4.120-2 for additional information.

- Choose a minimum of one if the applicant's project is a building between 25 ft and 50 ft in length.
- Choose a minimum of **two** if the applicant's project is a building more than 50 ft in length.

Appli	cant	City	Description	Section
Complete	N/A	Complete		
			Menu of Wall Plane Variation Design Strategy Options. a. Plaza or forecourt. Provide a plaza or forecourt framing the entrance. The minimum dimensions of a plaza or forecourt shall be a minimum of twelve (12)	9-4.130(f)(3)(i)
			feet in depth by twenty percent (20%) in length, measured as a percentage of the building façade's length. b. Upper story stepback. Provide an upper story (top-most) front stepback, a minimum of eight (8) feet in depth by at least fifteen percent (15%) in length of the primary street-facing building façade.	
			c. Balconies. Provide balconies in compliance with Section 9-4.130[g][2]), which may be recessed or projected.	
			d. General Massing Break. Provide a general massing break, which may extend the height of a building's façade; extend the height of a building's upper stories; and/or may be recessed or projected with minimum dimensions of one (1) foot in depth by three (3) feet in length by eight (8) feet in height.	

				e. Full Brick Façade. Brick or brick veneer shall cover at least ninety percent (90%) of the total nontransparent façade, allowing ten percent (10%) for trim and accents. For building facades less than fifty (50) feet in length, if all façades fronting the public right-of-way are finished with brick or brick veneer, the project is exempt from the twenty-five percent (25%) wall plane variation requirement indicated in Subsection 9-4.130(f)(3). See also Subsection 9-4.130(i)(1)(ii) regarding returning materials at corners.	
				Vertical Elements on Horizontal Buildings.	9-4.130(f)(3)(ii)
9-4.130(f)(4) Tier 3: Fenestration and Materials Presse indicate below by checking all bits apply within articulation/design features have been included to Julfill this requirement. See Table 9-4.120 2 for additional riginaration. Applicant City Description Complete N/A Complete				Wall Plane Variation Projections into Front Setbacks.	9-4.130(f)(3)(iii)
Please indicate below by checking all that apply which articulation/design features have been included to fulfill this requirement. See Table 9.4.1202 for additional information. - Choose a minimum of three for oil building types. - Complete - N/A Complete -				Measurement.	9-4.130(f)(3)(iv)
Please indicate below by checking all that apply which articulation/design features have been included to fulfill this requirement. See Table 9.4.1202 for additional information. - Choose a minimum of three for oil building types. - Complete - N/A Complete -	9-4.130(f)(4) 1	Tier 3: Fenestra	tion and Materi	als	
### Applicant City Description Section					ee Table 9-4.120-2 for
. Chase a minimum of three for all building types. Applicat City Complete N/A Complete N/A Complete N/A Complete N/A A winings. Avanings with a minimum three-foot (3) depth, covering at least seventy-five percent (775%) of windows and doors on the ground floor (see Section 9.4.130(f)(4)(ii) Section 9.4.130(f)(1)) by an additional five (5) percentage points. Window Trim. Window trim, with a minimum transparency requirements (per Section 9.4.130(f)(4)(iii) Section 9.4.130(f)(1)) by an additional five (5) percentage points. Window Trim. Window trim, with a minimum windo of three and a harf [35) inches and depth of three-quarters [34) of an inch, applied to one hundred percent (100%) of all windows on street-facing façades. Window Frame Materfal. Non-vinly window frame material for all windows. Uniteds. Lintels applied over at least fifty percent (50%) of all window openings. Windowails projecting a minimum of two (2) inches beyond the building façade, applied to at least fifty percent (50%) of all window openings. Windowails windowails projecting a minimum of two (2) inches beyond the building façade, applied to at least fifty percent (50%) of all window openings. Windowails projecting a minimum of 18 inches beyond the building façade and running the length of the façade plane change, which shall be applied to an least fifty percent of the street-facing façade is neglt. D. Secondary Cladding Material. Secondary cladding material applied for a minimum of two properties gaminimum of 18 inches beyond the building façade and prince of the façade plane change, which shall be applied to no less than 50 percent of the street-facing façade and least for on the street-facing façade are least for on the facing façade are galled to no less than 50 percent of the facing façade are plane for the facing façade are plane for the facing façade are plane for the facing f		•	ing an ende apply	The state of the s	
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Section 9-4.130(f)(2)(iii) by an additional five (5) percentage points. 9-4.130(f)(4)(iii) inches and depth of three-quarters (3/4) of an inch, applied to one hundred percent (100%) of all windows on street-facing fragades. 9-4.130(f)(4)(iv) inches and depth of three-quarters (3/4) of an inch, applied to one hundred percent (100%) of all windows on street-facing fragades. 9-4.130(f)(4)(iv) openings. 9-4.130(f)(5)(iv) openings. 9-4.130(f)(5)				seventy-five percent (75%) of windows and doors on the ground floor (see	9-4.130(1)(4)(1)
				Transparency. Exceed all applicable minimum transparency requirements (per	9-4.130(f)(4)(ii)
inches and depth of three-quarters [3/4] of an inch, applied to one hundred percent (100%) of all windows on street-facing fragades.				Section 9-4.130[f][2][ii]) by an additional five (5) percentage points.	
inches and depth of three-quarters [3/4] of an inch, applied to one hundred percent (100%) of all windows on street-facing fragades.				Window Trim. Window trim, with a minimum width of three and a half (3½)	9-4.130(f)(4)(iii)
percent (100%) of all windows on street-facing facades.				, ,	
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					9-4.130(f)(4)(iv)
				,, , , , , , , , , , , , , , , , , , , ,	3 41230(1)(4)(1)
building façade, applied to at least fifty percent (50%) of all window openings. Decorative Trim. Decorative trim materials applied to define a façade plane change between stories (not at the roof level) such as molding, cornice, corbeled end beams, and/or rafter tails, projecting a minimum of 18 inches beyond the building façade and running the length of the façade plane change, which shall be applied to no less than 50 percent of the street-facing façade length. D. Secondary Cladding Material. Secondary cladding material applied for a minimum of twenty-five percent (25%) of any street-facing façade area, or the first story of the street-facing façade (neasured from the finished floor of the first story of the street-facing façade (neasured from the finished floor of the first story of the street-facing façade (neasured from the finished floor of the first story of the street-facing façade (neasured from the finished floor of the first story of the street-facing façade (neasured from the finished floor of the first story of the street-facing façade (neasured from the finished floor of the first story of the street-facing façade area, or the first story of the street-facing façade (neasured from the finished floor of the first story of the street-facing façade and placed below by checking all that apply which articulation/design features have been included to fulfill this requirement. See Table 9-4.120-2 for additional information. - Choose a minimum of one if the applicant's project is a building 25 for less in length. - Choose a minimum of two if the applicant's project is a building between 25ft and 50 ft in length. - Choose a minimum of two if the applicant's project is a building petween 25ft and 50 ft in length. - Choose a minimum of two if the applicant's project is a building petween 25ft and 50 ft in length. - Choose a minimum of two if the applicant's project is a building more than 50 ft in length. - Choose a minimum of two if the applicant's project is a building face and placed at a dist	П		П		9_4_120(f)(4)(vi)
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change between stories (not at the roof level) such as molding, cornice, corbeled end beams, and/or rafter talls, projecting a minimum of 18 inches beyond the building façade and running the length of the façade plane change, which shall be applied to no less than 50 percent of the street-facing façade length.				Decorative Trim. Decorative trim materials applied to define a façade plane	9-4.130(f)(4)(vii)
beyond the building façade and running the length of the façade plane change, which shall be applied to no less than 50 percent of the street-facing façade length.				change between stories (not at the roof level) such as molding, cornice,	
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minimum of twenty-five percent (25%) of any street-facing façade area, or the first story of the street-facing façade (measured from the finished floor of the first story to the street-facing façade (measured from the finished floor of the first story). 9-4.130(f)(5) Tier 4: Roofs Please indicate below by checking all that apply which articulation/design features have been included to fulfill this requirement. See Table 9-4.120-2 for additional information. - Choose a minimum of one if the applicant's project is a building 25 ft or less in length Choose a minimum of two if the applicant's sproject is a building between 25 ft and 50 ft in length Choose a minimum of two if the applicant's project is a building more than 50 ft in length. - Choose a minimum of two if the applicant's project is a building more than 50 ft in length. - Complete N/A Complete - Complete N/A Complete - Corbeled End Beams/Rafter Tails. Corbeled end beams or rafter tails at eaves, projecting a minimum of sixteen (16) inches beyond the building façade and placed at a distance of between two (2) and three (3) feet between each corbeled end beam/rafter tail, for the length of each roof eave. - Cornice. A cornice projecting a minimum of four (4) inches and a maximum of eight (8) inches, extending the length of the building. - Roof Profile Variation. Choose one - God Profile Variation. Choose one - God Profile Variation. Choose one - God Bean (18) inches in height for one (1) to three (3) unit exposed on that elevation; - Cables. Adding gables, equal to at least forty percent (40%) of the façade length Roof Type Variation. Combining more than one roof type; the secondary roof type shall represent at least twenty-five percent (25%) of the total roof line. See Section 9.4.130[g][3] for roof standards. Implementation of this option may also be used to comply with Section 9.4.130(f)(2)(v)(f) if applied at a corner. - Dormers. Dormers applied to at least fifty percent (50%) of the windows of a					9_4_120(f)(4)(viii)
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projection, on all roof sections. Corbeled End Beams/Rafter Tails. Corbeled end beams or rafter tails at eaves, projecting a minimum of sixteen (16) inches beyond the building façade and placed at a distance of between two (2) and three (3) feet between each corbeled end beam/rafter tail, for the length of each roof eave. Cornice. A cornice projecting a minimum of four (4) inches and a maximum of eight (8) inches, extending the length of the building. Roof Profile Variation. Choose one 9-4.130(f)(5)(iii) A. Height. Varying the height of the same roof type by at least eighteen (18) inches in height for one (1) to three (3) unit exposed on that elevation; 9-4.130(f)(5)(iv) D. Pitch. Varying the pitch of the same roof type by twenty-five percent (25%); C. Gables. Adding gables, equal to at least forty percent (40%) of the façade length. Roof Type Variation. Combining more than one roof type; the secondary roof type shall represent at least twenty-five percent (25%) of the total roof line. See Section 9.4-130[g][3] for roof standards. Implementation of this option may also be used to comply with Section 9-4.130(f)(2)(v)(f) if applied at a corner. Dormers. Dormers applied to at least fifty percent (50%) of the windows of a 9-4.130(f)(5)(vi)	Complete	N/A	Complete		
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