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

MIXED USE PROJECT APPLICATION

Applicant:	
Applicant's Representative:	
Property Owner(s):	
PROPERTY INFORMATION (REQUIRED)	
SUBMITTAL REQUIREMENTS	
Application Form	
Site Plan	
Architectural Elevations	
Objective Design Standards Checklist	

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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 floor spaces shall be twelve (12) feet.	**9-4.130(f)(2)(i)**
☐	☐	☐	**Transparencies.** **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.	**9-4.130(f)(2)(ii)**
☐	☐	☐	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 street-facing 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 to face of trim (or to face of exterior wall if there is no trim).	**9-4.130(f)(2)(iii)**
☐	☐	☐	**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.	**9-4.130(f)(2)(iv)**
			Corner Treatments. For mixed-use projects, the corner(s) of a building located 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.*	**9-4.130(f)(2)(v)**
☐	☐	☐	**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.*

Applicant		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) feet in depth by twenty percent (20%) in length, measured as a percentage of the building façade's length.	**9-4.130(f)(3)(i)**
☐	☐	☐	**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)**
☐	☐	☐	**Wall Plane Variation Projections into Front Setbacks.**	**9-4.130(f)(3)(iii)**
☐	☐	☐	**Measurement.**	**9-4.130(f)(3)(iv)**

9-4.130(f)(4) Tier 3: Fenestration and Materials

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 **three** for all building types.*

Applicant		City	Description	Section
Complete	**N/A**	**Complete**		
☐	☐	☐	**Awnings.** Awnings with a minimum three-foot (3) depth, covering at least seventy-five percent (75%) of windows and doors on the ground floor (see Section 9-4.130[g][1]).	**9-4.130(f)(4)(i)**
☐	☐	☐	**Transparency.** Exceed all applicable minimum transparency requirements (per Section 9-4.130[f][2][ii]) by an additional five (5) percentage points.	**9-4.130(f)(4)(ii)**
☐	☐	☐	**Window Trim.** Window trim, with a minimum width of three and a half (3½) inches and depth of three-quarters (3/4) of an inch, applied to one hundred percent (100%) of all windows on street-facing façades.	**9-4.130(f)(4)(iii)**
☐	☐	☐	**Window Frame Material.** Non-vinyl window frame material for all windows.	**9-4.130(f)(4)(iv)**
☐	☐	☐	**Lintels.** Lintels applied over at least fifty percent (50%) of all window and door openings.	**9-4.130(f)(4)(v)**
☐	☐	☐	**Windowsills.** Windowsills projecting a minimum of two (2) inches beyond the building façade, applied to at least fifty percent (50%) of all window openings.	**9-4.130(f)(4)(vi)**
☐	☐	☐	**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.	**9-4.130(f)(4)(vii)**
☐	☐	☐	**b. 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 (measured from the finished floor of the first story to the finished floor of the second story).	**9-4.130(f)(4)(viii)**

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 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.*

Applicant		City	Description	Section
Complete	**N/A**	**Complete**		
☐	☐	☐	**Eaves and Rakes.** Eaves and rakes, with an eighteen-inch (18) minimum projection, on all roof sections.	**9-4.130(f)(5)(i)**
☐	☐	☐	**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.	**9-4.130(f)(5)(ii)**
☐	☐	☐	**Cornice.** A cornice projecting a minimum of four (4) inches and a maximum of eight (8) inches, extending the length of the building.	**9-4.130(f)(5)(iii)**
☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	**Roof Profile Variation.** *Choose one* **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; **b. 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.	**9-4.130(f)(5)(iv)**
☐	☐	☐	**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.	**9-4.130(f)(5)(v)**
☐	☐	☐	**Dormers.** Dormers applied to at least fifty percent (50%) of the windows of a street-facing upper floor, but no less than two (2) windows.	**9-4.130(f)(5)(vi)**