

44 Pages = \$4.  
Code to COPY



## **APPEARANCE REVIEW MANUAL**

# ACKNOWLEDGEMENTS

## CITY COUNCIL

Marjorie R. Mackey, Mayor  
Wayne Handshy  
George Molina\*  
Bonita Borgeson  
Barbara Norris  
Charles E. Bourbeau

## PLANNING COMMISSION

Jerry Bond, Chairman  
Thomas Hatchell, Vice-Chairman  
Marjorie Kidwell  
Mildred Copelan  
Eric Michielssen  
Ed Nolan  
Jaime Lopez-Balbontin

## CITY MANAGER

Michael Shelton

Assigned March 25, 1987

## ARCHITECTURAL STANDARDS REVIEW COMMITTEE

Gary F. Harcourt, Chairman  
Joe Elkins  
Henry Engen  
Harold Hayes  
Frank Henderson (thru June, 1986)  
Tina Metzger

## CITY STAFF

Henry Engen,  
Community Development Director

Steve DeCamp  
Senior Planner

Joel Moses  
Associate Planner

Doug Davidson  
Assistant Planner

Meg Williamson  
Assistant Planner

## PRODUCTION COORDINATOR

Gary F. Harcourt

# TABLE OF CONTENTS

	PAGE NO.
PREFACE.....	2
THE PROCESS.....	3
REVIEW PROCESS.....	4
APPEARANCE REVIEW GUIDELINES.....	7
1. RELATIONSHIP OF BUILDINGS TO SITE.....	8
2. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA.....	12
3. LANDSCAPE AND SITE TREATMENT.....	14
4. BUILDING DESIGN.....	18
5. SIGNS.....	27
6. MISCELLANEOUS STRUCTURES AND STREET FURNITURE.....	29
7. MAINTENANCE-PLANNING AND DESIGN FACTORS.....	30
8. CIRCULATION AND PARKING.....	31
9. METAL BUILDINGS.....	32
10. SOLAR APPLICATIONS.....	35
11. MOBILE HOME PARKS.....	36
CONCLUSION.....	38
REFERENCE DOCUMENTS.....	39

# WHY APPEARANCE GUIDELINES



WELL-DESIGNED BUILDINGS AND LANDSCAPING REFLECT THE QUALITY AND VALUES OF A COMMUNITY, ENHANCE ITS VISUAL CHARACTER AND INCREASE BUSINESS AND PROPERTY VALUES. RETAIL TRADE IN A COMMUNITY SUCH AS ATASCADERO IS GREATLY ENHANCED BY THE PROJECTION OF A POSITIVE COMMUNITY IMAGE.

TYPICAL URBAN PROBLEMS SUCH AS "STRIP COMMERCIAL" BUILDINGS, SIGN CLUTTER, BLOCKS OF UNSCREENED PARKING LOTS, DETERIORATED BUILDINGS, AND UNIMAGINATIVE/STARK BUILDING DESIGNS ARE ALLEVIATED BY THE APPEARANCE REVIEW PROCESS. IN ORDER TO ENSURE A CONSTANT IMPROVEMENT IN THE QUALITY OF ARCHITECTURE, LANDSCAPING, AND SIGNAGE IN THE COMMUNITY, THE CITY COUNCIL ADOPTED AN APPEARANCE REVIEW PROCESS AND GUIDELINES FOR ALL PROJECTS IN COMMERCIAL, INDUSTRIAL, MULTI-FAMILY ZONING DISTRICTS, AND SOMETIMES IN RESIDENTIAL DISTRICTS. THE REVIEW IS CONDUCTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, WITH ASSISTANCE FROM OTHER DEPARTMENTS.

THE COMMUNITY WELCOMES WELL-DESIGNED PROJECTS, AND THE PLANNING STAFF IS READY TO ASSIST DEVELOPERS AND BUILDERS IN ACHIEVING SUCCESSFUL PROJECTS. THESE GUIDELINES (INCLUDING DESIGN CRITERIA) WERE PREPARED TO INFORM CITIZENS AND BUILDERS ABOUT THE APPEARANCE REVIEW PROCESS, AND TO ASSIST THEM IN UNDERSTANDING IT.

# PREFACE

THE CITY COUNCIL OF THE CITY OF ATASCADERO AMENDED THE ZONING ORDINANCE AND ADOPTED AN APPEARANCE GUIDELINE REVIEW PROCEDURE. THIS PROCEDURE APPLIES TO THE DEVELOPMENT OF ANY PROPERTY WITHIN A COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE. THE PURPOSES OF THE APPEARANCE GUIDELINE REVIEW PROCEDURES ARE AS FOLLOWS:

- A. TO ENCOURAGE SITE AND STRUCTURAL DEVELOPMENT WHICH EXEMPLIFY THE BEST PROFESSIONAL DESIGN PRACTICES;
- B. TO ENHANCE THE MULTI-FAMILY RESIDENTIAL AND BUSINESS PROPERTY VALUES WITHIN THE CITY AND IN NEIGHBORHOODS SURROUNDING NEW DEVELOPMENT;
- C. TO DEVELOP PROPERTY IN A MANNER WHICH RESPECTS THE PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS OF EACH SITE;

- D. TO MINIMIZE STRESS FROM POORLY DESIGNED DEVELOPMENT WHICH CAN CREATE PHYSICAL AND PSYCHOLOGICAL CONDITIONS AFFECTING THE HEALTH, SAFETY, COMFORT AND GENERAL WELFARE OF THE INHABITANTS OF THE CITY;
- E. TO ENSURE THAT EACH NEW DEVELOPMENT IS DESIGNED TO BEST COMPLY WITH THE INTENT AND PURPOSE OF THE CITY'S GENERAL PLAN.
- F. TO ENSURE THAT ACCESS TO EACH PROPERTY, AND CIRCULATION THEREON ARE SAFE AND CONVENIENT FOR PEDESTRIANS AND VEHICLES.

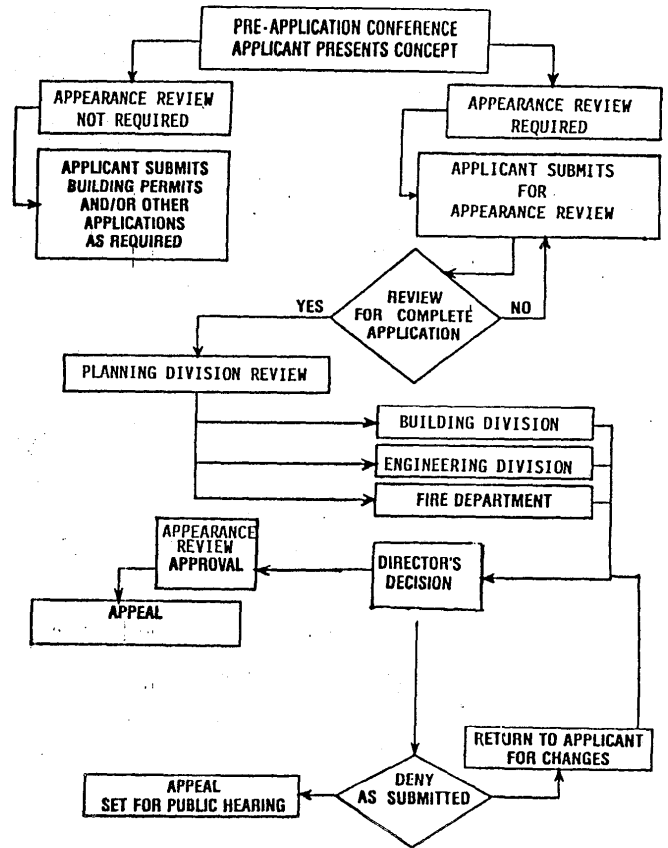
THESE GUIDELINES HAVE BEEN PREPARED TO ASSIST RESIDENTS AND PROPERTY OWNERS IN UNDERSTANDING THE GUIDELINE REVIEW PROCESS, AND TO HELP DEVELOPERS AND BUILDERS ACHIEVE SUCCESSFUL PROJECTS IN ATASCADERO.

# THE PROCESS

APPEARANCE REVIEW FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL PROJECTS IS HANDLED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, LOCATED AT CITY HALL. ANYONE CONSIDERING A DEVELOPMENT PROJECT SHOULD FIRST MAKE AN APPOINTMENT TO DISCUSS THE PROJECT WITH A MEMBER OF THE STAFF.

THE STAFF MEMBER WILL DETERMINE IF APPEARANCE REVIEW IS REQUIRED, AND DESCRIBE THE APPEARANCE REVIEW PROCESS.

IF AN APPEARANCE REVIEW IS REQUIRED, THE PROCEDURES USED WILL BE AS FOLLOWS:



**REVIEW PROCESS**

# REVIEW PROCESS

## CONFERENCE WITH STAFF

BEFORE DRAWING DETAILED PLANS, A DEVELOPER OR HIS/HER DESIGNER SHOULD DISCUSS IDEAS WITH THE PLANNING DIVISION STAFF. SUCH A MEETING IS OPTIONAL, BUT STRONGLY RECOMMENDED TO HELP EXPLAIN CITY POLICIES AND PROCEDURES. CALL FOR AN APPOINTMENT AT 466-8000.

## APPLICATION

APPEARANCE REVIEW OFFICIALLY BEGINS WHEN THE DEVELOPER OR A REPRESENTATIVE COMPLETES AN APPLICATION FORM (THE APPEARANCE REVIEW WORKSHEET), SUBMITS PLANS, AND PAYS THE APPLICATION FEE. IN MOST CASES, APPEARANCE REVIEW IS HANDLED AS A COMPONENT OF AN APPLICATION REQUIRED BY THE CITY'S ZONING ORDINANCE, E.G., A PRECISE PLAN (DEPARTMENTAL LEVEL ENTITLEMENT) OR CONDITIONAL USE PERMIT (PLANNING COMMISSION'S ENTITLEMENT). PLANNING STAFF WILL REVIEW PLANS FOR COMPLETENESS, AND CONTACT THE APPLICANT IF ADDITIONAL INFORMATION IS NEEDED. (INCOMPLETE PLANS DELAY PROCESSING AND MAY CAUSE A PROJECT TO BE RESCHEDULED.) APPLICATION FORMS ARE AVAILABLE FROM THE PLANNING STAFF.

A CHECKLIST WILL BE PROVIDED TO THE APPLICANT ALONG WITH THE APPROPRIATE APPLICATION FORM. THE CHECKLIST SHOULD BE COMPLETED AS FULLY AS POSSIBLE AND SUBMITTED ALONG WITH THE APPLICATION.

AN APPLICATION FOR APPEARANCE REVIEW MUST BE COMPLETED USING THE FORM AVAILABLE IN THE COMMUNITY DEVELOPMENT DEPARTMENT OFFICE.

**CITY OF ATASCADERO APPEARANCE REVIEW (AAR)**  
APPLICATION FORM

CASE NO. \_\_\_\_\_ FILING DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_ (Example: Residence, Mail Sign)  
PROJECT TITLE (if any) \_\_\_\_\_  
PROJECT ADDRESS: \_\_\_\_\_  
FINAL \_\_\_\_\_ REVISED FT \_\_\_\_\_  
ASSESSOR'S PARCEL NO.: \_\_\_\_\_  
ZONE: \_\_\_\_\_  
AGENT/APPLICANT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ (Street, C)  
PROPERTY OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ (Street)  
DESIGNER (ARCH/B): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ (St)  
PHONE: \_\_\_\_\_

**CITY OF ATASCADERO APPEARANCE REVIEW (A.A.R.)**  
REQUIRED FOR FINAL APPROVAL

- 3 SITE PLANS
- 3 SETS OF ELEVATIONS
- 1 SET OF COLOR PHOTOS
- 1 APPLICATION FORM
- 1 FILING FEE OF \$50.00 (check made payable to City of Atascadero)
- 1 VICINITY MAP
- 1 SET OF PRELIMINARY DRAWINGS (refer to Item E)
- 1 COLOR AND MATERIAL SAMPLE BOARD

**A. FILING INFORMATION:**  
1. APPLICATION FILING PLACE: CITY OF ATASCADERO PLANNING DEPARTMENT  
P.O. BOX 747  
ATASCADERO, CA 93423  
(805) 466-8000

**B. APPEALS:**  
1. WITHIN 10 DAYS AFTER A.A.R. DECISION, APPLICANT OR AFFECTED PROPERTY  
A.A.R. DECISION BY FILING A WRITTEN REQUEST FOR A PLANNING COMMISSION  
2. APPEAL FEES: \$100.00 PLUS \$31.00 (one separate check made payable to Atascadero)

**INSTRUCTIONS:**  
FILING ANY APPLICATION WITH THE PLANNING  
STAFF CONFORMS TO ALL ORDINANCE

**4**

## REVIEW

THE DIRECTOR WILL HAVE THE PLANS REVIEWED BY THE PLANNING STAFF, THE FIRE MARSHALL, THE DEPARTMENT OF PUBLIC WORKS AND BUILDING DIVISION AS APPROPRIATE IN EACH CASE. AFTER THE REVIEW IS COMPLETED, THE DIRECTOR WILL...

- \*APPROVE THE PLANS;
- \*DENY THE PLANS;
- \*APPROVE THE PLANS SUBJECT TO CONDITIONS;
- \*RETURN THE PLANS TO THE APPLICANT FOR CHANGES; OR
- \*SET A PUBLIC HEARING BY THE PLANNING COMMISSION, IF NECESSARY.

THE FOLLOWING PROJECTS ARE SUBJECT TO APPEARANCE REVIEW:

\*THOSE PROJECTS REQUIRING A PRECISE PLAN, CONDITIONAL USE PERMIT OR VARIANCE.

\*ALL PROJECTS IN COMMERCIAL, INDUSTRIAL, MULTI-FAMILY ZONING DISTRICTS, AND SOMETIMES IN RESIDENTIAL DISTRICTS.

\*ANY PROJECT, EXCEPT SINGLE FAMILY RESIDENCES THAT OCCURS WITHIN A HILLSIDE DEVELOPMENT AREA OR IS VISUALLY SENSITIVE FROM PUBLIC VIEW, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR.



### HOW LONG WILL IT TAKE?

APPEARANCE REVIEW WILL BE ACCOMPLISHED AS AN INTEGRAL PART OF THE REVIEW FOR THE ENTITLEMENT BEING REQUESTED. CHECK WITH STAFF FOR THE DEPARTMENT'S TURN-AROUND TIME STANDARDS (OR ANY INTERESTED PARTY).

### APPEALS

THE APPLICANT MAY APPEAL THE DIRECTOR'S DECISION TO THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE PLANNING DIRECTOR WITHIN 10 CALENDAR DAYS AFTER THE DIRECTOR'S ACTION. THERE IS A FEE FOR AN APPEAL. THE COMMISSION WILL THEN HOLD A PUBLIC HEARING WITHIN 30 DAYS OF THE APPEAL DATE. ACTIONS OF THE COMMISSION MAY BE APPEALED TO THE CITY COUNCIL.

### IF PLANS ARE APPROVED

IF THE DEVELOPMENT PLANS ARE APPROVED BY THE DIRECTOR, THE APPLICANT WILL BE NOTIFIED OF THE APPROVAL AND ANY CONDITIONS THAT MUST BE MET.

WORK MAY NOT BEGIN UNTIL A BUILDING PERMIT IS ISSUED. WHEN THE WORKING DRAWINGS ARE PREPARED AS PART OF THE APPLICATION FOR A BUILDING PERMIT, APPEARANCE REVIEW PLANS AND REQUIREMENTS MUST BE INCORPORATED.

### APPROVAL IS FOR ONE YEAR

APPEARANCE REVIEW APPROVAL, AS WELL AS PRECISE PLAN AND CONDITIONAL USE PERMIT, AUTOMATICALLY EXPIRES AFTER ONE YEAR IF CONSTRUCTION HASN'T STARTED. THE DIRECTOR MAY GRANT AN EXTENSION OF ONE MORE YEAR UPON WRITTEN REQUEST. ANY SUBSEQUENT EXTENSION REQUIRES PLANNING COMMISSION ACTION.

# APPEARANCE REVIEW GUIDELINES

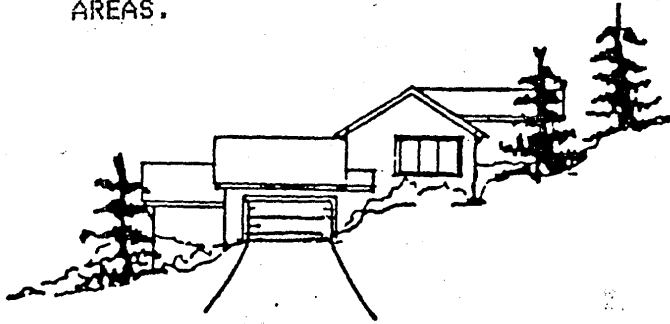
THESE GUIDELINES HAVE BEEN ADOPTED BY THE ATASCADERO CITY COUNCIL TO GUIDE THE PHYSICAL DEVELOPMENT OF ATASCADERO. PERTINENT TO APPEARANCE ARE THE DESIGN OF THE SITE, BUILDING AND STRUCTURES, LANDSCAPING, SIGNS, STREET FURNITURE, AND MISCELLANEOUS OTHER OBJECTS THAT ARE OBSERVED BY THE PUBLIC. ALL PROJECTS SUBJECT TO THESE GUIDELINES SHALL BE FOUND TO COMPLY WITH THESE CRITERIA PRIOR TO AUTHORIZATION TO DEVELOP.

THESE GUIDELINES ARE NOT INTENDED TO RESTRICT IMAGINATION, INNOVATION, OR VARIETY, BUT RATHER TO ASSIST IN FOCUSING ON DESIGN PRINCIPLES, WHICH CAN RESULT IN CREATIVE SOLUTIONS THAT WILL DEVELOP A SATISFACTORY VISUAL APPEARANCE WITHIN THE CITY, PRESERVE TAXABLE VALUES, AND PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE.

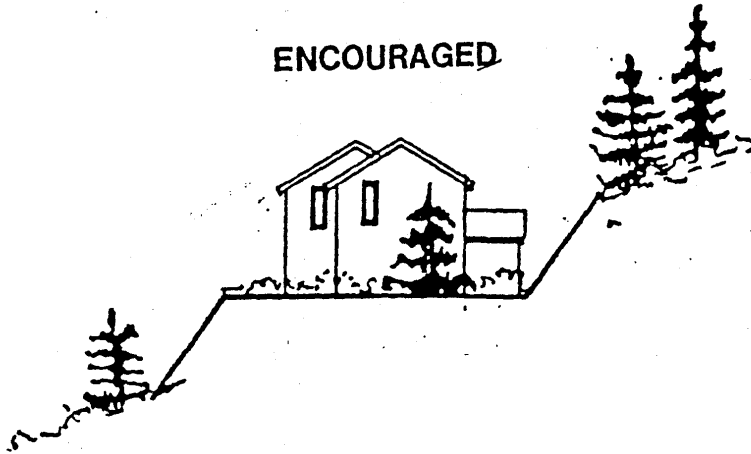


# 1. RELATIONSHIP OF BUILDINGS TO SITE

A. THE SITE SHALL BE PLANNED TO ACCOMPLISH A DESIRABLE TRANSITION WITH THE STREETScape AND TO PROVIDE FOR ADEQUATE PLANTING, SAFE PEDESTRIAN MOVEMENT, AND PARKING AREAS.

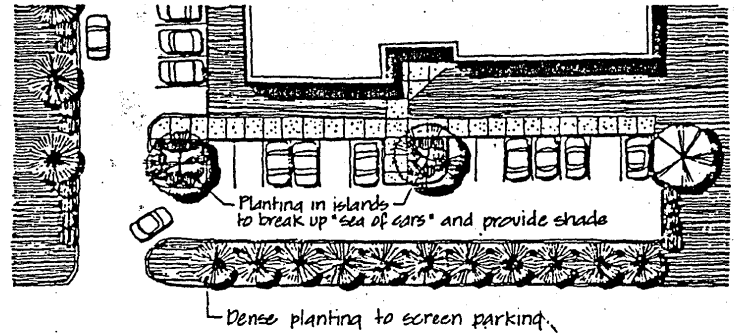


ENCOURAGED



DISCOURAGED

"Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged."

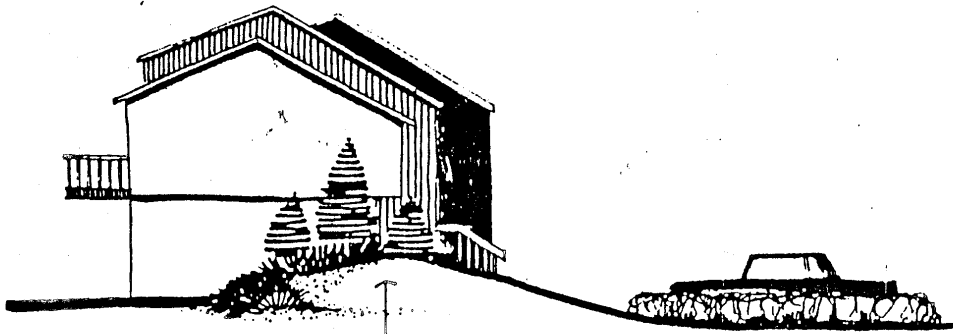


B. THE SITE SHALL BE DEVELOPED WITH A SENSITIVITY TO NATURAL TOPOGRAPHY. ENCOURAGED WILL BE THE USE OF TERRACED YARDS AND BUILDINGS. COMBINED USE OF RETAINING WALLS AND GRADING IS PREFERRED. DISCOURAGED WILL BE THE USE OF RETAINING WALLS IN EXCESS OF 4' AND CUT OR FILL SLOPES GREATER THAN 2'-0" HORIZONTAL TO 1'-0" VERTICAL RATIO. IT WILL ALSO BE UNDESIRABLE TO USE EITHER RETAINING WALLS OR GRADING ONLY WHEN THE COMBINED USE REPRESENTS A MORE DESIRABLE SOLUTION.

C. SITE PLANNING IN WHICH SETBACKS AND YARDS ARE IN EXCESS OF ZONING RESTRICTIONS IS ENCOURAGED TO PROVIDE AN INTERESTING RELATIONSHIP BETWEEN BUILDINGS.

D. PARKING AREAS SHALL BE TREATED WITH DECORATIVE ELEMENTS, BUILDING WALL EXTENSIONS, PLANTINGS, BERMS, OR OTHER INNOVATIVE MEANS SO AS REDUCE THEIR VISIBILITY FROM PUBLIC WAYS. (FOR ADDITIONAL PARKING STANDARDS, REFER TO SECTION 8.)

*"Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only."*

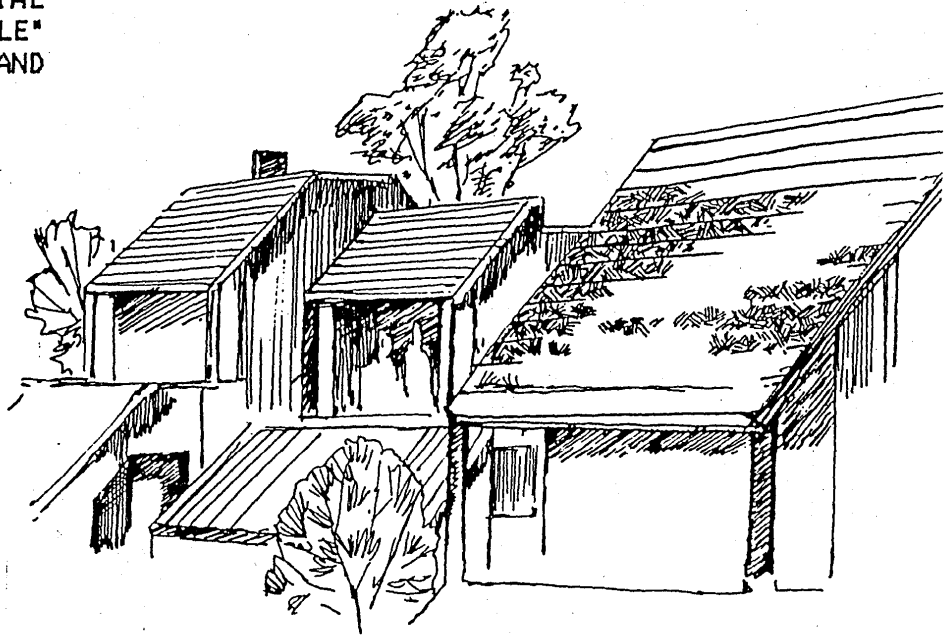


The combination of landscape material and berm provides for better relationship of building to site and breaks up blank end walls.

E. "LINEAR PLACEMENT" OF BUILDING WITHIN SHOPPING CENTERS AND INDUSTRIAL PARKS SHOULD BE AVOIDED. INTERESTING, BUT COMPATIBLE, DESIGN AND SHAPE IN CONSTRUCTION IS ENCOURAGED.

F. COMMERCIAL CENTERS SHOULD PROVIDE OUTDOOR PUBLIC SPACE WITH SEATING AREAS, TO COMPLEMENT THE CENTER AND TO PROVIDE AN AREA FOR PATRONS AND EMPLOYEES TO RELAX AND REST.

G. IN ROW-TYPE RESIDENTIAL DEVELOPMENT, EACH UNIT OR "MODULE" SHOULD BE VARIED AS TO SETBACK AND HEIGHT TO PROVIDE VISUAL RELIEF.

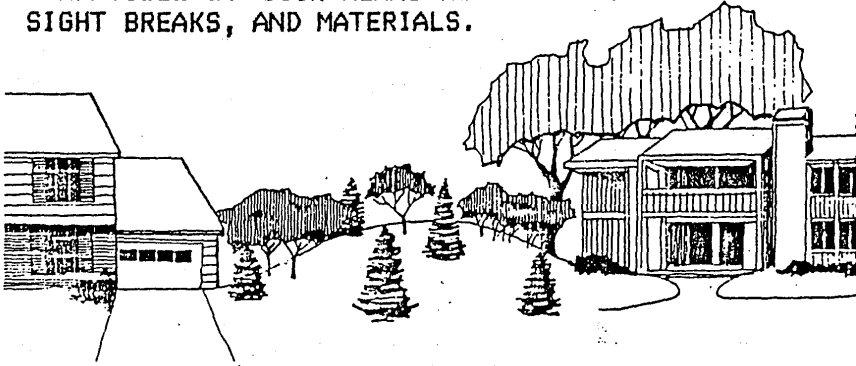


H. WITHOUT RESTRICTING THE PERMISSIBLE LIMITS OF THE APPLICABLE ZONING DISTRICT, THE HEIGHT AND SCALE OF EACH BUILDING SHALL BE COMPATIBLE WITH ITS SITE AND EXISTING (OR ANTICIPATED) ADJOINING BUILDINGS.

I. NEWLY INSTALLED UTILITY SERVICES, AND SERVICE REVISIONS, SHOULD BE UNDERGROUND DEPENDENT UPON AVAILABILITY

## 2. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA

A. ADJACENT BUILDINGS OF DIFFERENT ARCHITECTURAL STYLES SHALL BE MADE COMPATIBLE BY SUCH MEANS AS SCREENS, SIGHT BREAKS, AND MATERIALS.

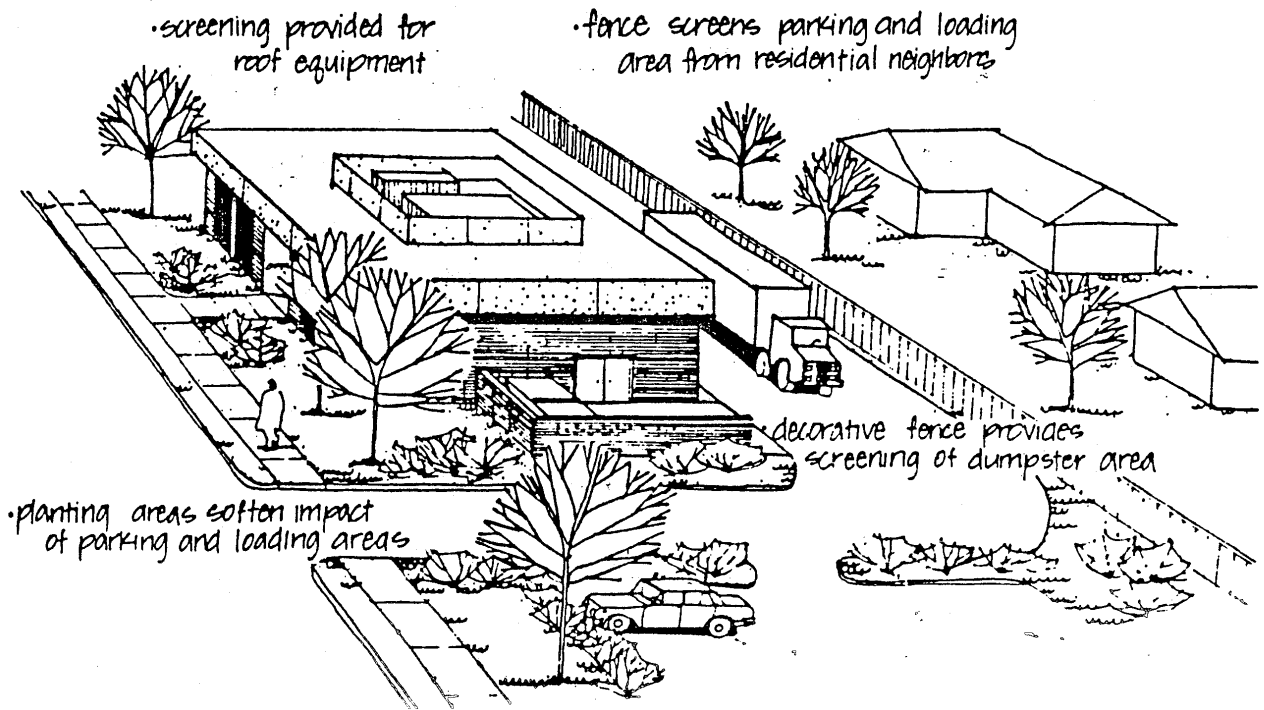


B. THE HEIGHT, BULK AND DESIGN OF DEVELOPMENTS SHOULD BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

C. ATTRACTIVE LANDSCAPE TRANSITION TO ADJOINING PROPERTIES SHALL BE PROVIDED.

D. HARMONY IN TEXTURE, LINES, AND MASSES IS DESIRED. MONOTONY SHALL BE AVOIDED.

E. ADJACENT PROPERTIES WITH DIFFERENT ZONING STANDARDS SHALL SHOW CONSIDERATION FOR THEIR IMPACT ON PROPERTY OF A LOWER DENSITY ZONING. THIS MAY BE ACHIEVED THRU ORIENTATION, INCREASED SET-BACKS, DECREASED BUILDING HEIGHT, SUBSTANTIAL BUFFERING IN THE FORM OF WALLS, FENCES, MOUNDING OR LANDSCAPING, AND/OR DETAIL.





### 3. LANDSCAPE AND SITE TREATMENT

LANDSCAPE ELEMENTS INCLUDED IN THIS CRITERIA CONSIST OF ALL FORMS OF PLANTING AND VEGETATION, GROUND FORMS, ROCK GROUPINGS, WATER PATTERNS, AND ALL VISIBLE CONSTRUCTION EXCEPT BUILDINGS AND UTILITARIAN STRUCTURES. THE USE OF NATIVE DROUGHT TOLERANT PLANTS IS ENCOURAGED (REFER TO LISTING IN APPENDIX). FIRE RETARDANT PLANTS ARE APPROPRIATE IN CERTAIN AREAS.

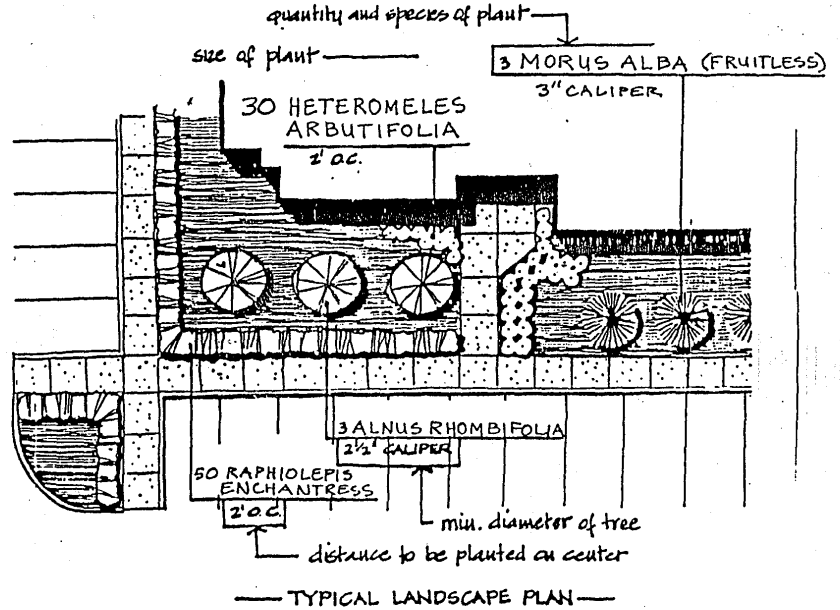
A. IT IS ENCOURAGED THAT PEDESTRIAN WALKWAYS BE SEPARATED FROM TRAFFIC AREAS AND SET APART WHERE POSSIBLE TO PROVIDE A SEPARATE CIRCULATION SYSTEM.

B. THE USE OF DECORATIVE PAVING TECHNIQUES, SUCH AS STAMPED AND COLORED CONCRETE, IS ENCOURAGED, PARTICULARLY FOR PEDESTRIAN PATHS IN PARKING AREAS.

C. WHERE NATURAL OR EXISTING TOPOGRAPHIC OR NATURAL LANDSCAPE PATTERNS CONTRIBUTE TO BEAUTY AND UTILITY OF THE DEVELOPMENT, THEY SHALL BE PRESERVED. MODIFICATION TO TOPOGRAPHY OR NATURAL LANDSCAPE WILL BE PERMITTED WHERE IT CONTRIBUTES TO GOOD APPEARANCE.

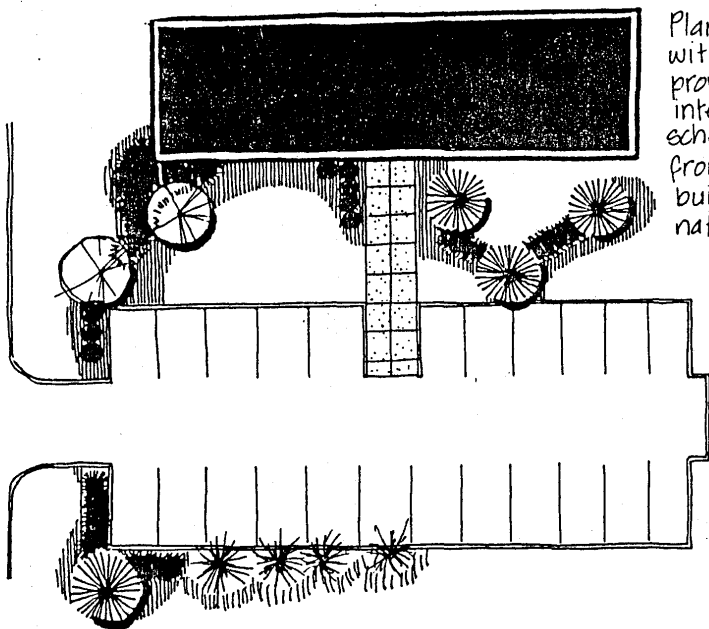
D. GRADES OF WALKS, PARKING SPACES, TERRACES, AND OTHER PAVED AREAS SHALL PROVIDE AN INVITING AND STABLE APPEARANCE FOR WALKING AND, IF SEATING IS PROVIDED, FOR SITTING.

E. LANDSCAPE TREATMENT SHALL BE PROVIDED TO ENHANCE ARCHITECTURAL FEATURES, STRENGTHEN VISTAS AND IMPORTANT AXES, AND PROVIDE SHADE. SPECTACULAR EFFECTS SHALL BE RESERVED FOR SPECIAL LOCATIONS ONLY.



(1) THE USE OF NATIVE DROUGHT TOLERANT PLANTS IS ENCOURAGED (REFER TO LISTING IN APPENDIX). FIRE RETARDANT PLANTS ARE APPROPRIATE IN CERTAIN AREAS.

F. UNITY OF DESIGN SHALL BE ACHIEVED BY REPETITION OF CERTAIN PLANT VARIETIES AND OTHER MATERIALS AND BY CORRELATION WITH ADJACENT DEVELOPMENTS.



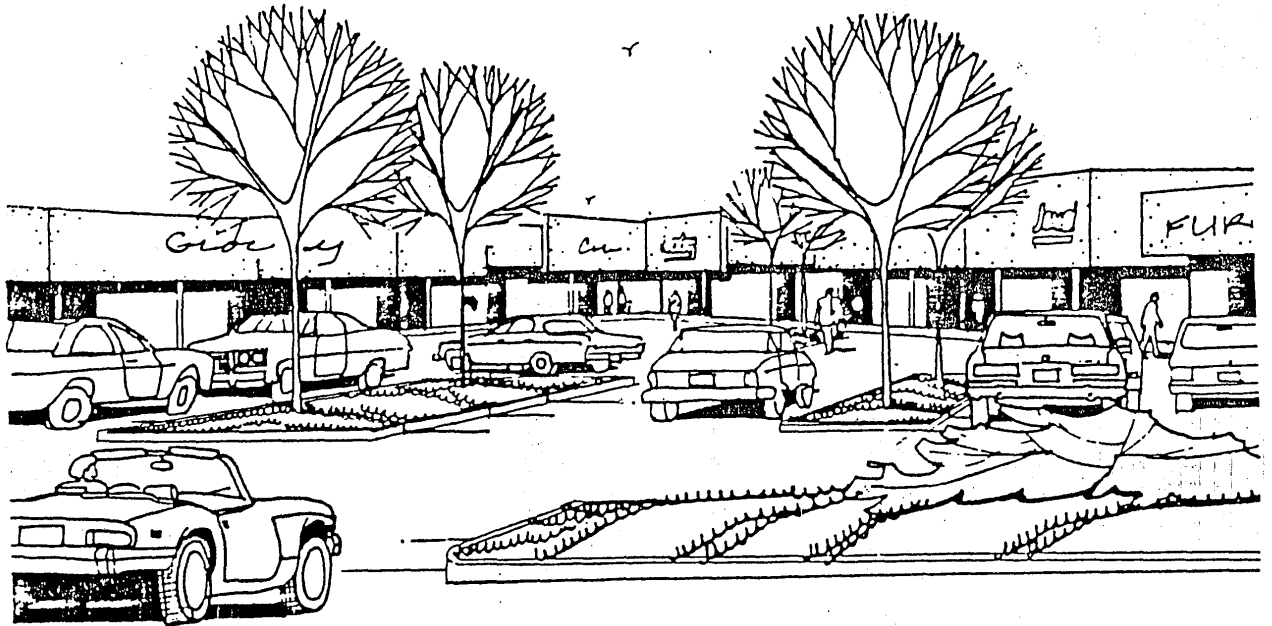
Plants used in masses with large bed areas provide for a more interesting planting scheme, a better transition from parking areas to building, and a more natural appearance.

G. PLANT MATERIAL SHALL BE SELECTED FOR INTEREST IN ITS STRUCTURE, TEXTURE, AND COLOR AND FOR ITS ULTIMATE GROWTH. PLANTS THAT ARE INDIGENOUS TO THE AREA AND OTHERS THAT WILL BE HARDY, HARMONIOUS TO THE DESIGN, AND A GOOD APPEARANCE SHALL BE USED.

H. IN LOCATIONS WHERE PLANTS WILL BE SUSCEPTIBLE TO INJURY BY PEDESTRIAN OR MOTOR TRAFFIC, THEY SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE CURBS, TREE GUARDS, OR OTHER DEVICES.

I. DRIVEWAYS ACROSS SIDEWALKS SHOULD BE KEPT TO A MINIMUM.

J. PARKING AREAS AND RELATED TRAFFIC WAYS SHALL BE ENHANCED WITH LANDSCAPED AREAS, INCLUDING TREES OR TREE GROUPINGS (DECIDUOUS OR EVERGREEN) THAT PROVIDE A WIDE CANOPY OF SHADE.



K. WHERE BUILDING SITES LIMIT PLANTING, THE PLACEMENT OF TREES IN PARKWAYS OR PAVED AREAS IS ENCOURAGED...

L. SCREENING OF SERVICE YARDS AND OTHER PLACES THAT TEND TO BE UNSIGHTLY SHALL BE ACCOMPLISHED BY USE OF WALLS, FENCING, PLANTING, OR COMBINATIONS OF THESE...SCREENING SHALL BE EQUALLY EFFECTIVE IN WINTER AND SUMMER. THESE TECHNIQUES SHOULD COMPLEMENT THE ARCHITECTURE, COLOR AND CONSTRUCTION MATERIAL OF THE PRIMARY BUILDING(S).

M. IN AREAS WHERE GENERAL PLANTING WILL NOT PROSPER, OTHER MATERIALS SUCH AS FENCES, WALL AND PAVINGS OF WOOD, BRICK, STONE, GRAVEL, AND COBBLES SHALL BE USED. CAREFULLY SELECTED PLANTS SHALL BE COMBINED WITH SUCH MATERIALS WHERE POSSIBLE.

N. EXTERIOR LIGHTING, WHEN USED, SHALL ENHANCE THE BUILDING DESIGN AND THE ADJOINING LANDSCAPE. LIGHTING STANDARDS AND BUILDING FIXTURES SHALL BE OF A DESIGN AND SIZE COMPATIBLE WITH THE BUILDING AND ADJACENT AREAS.... LIGHTING SHALL BE RESTRAINED IN DESIGN AND EXCESSIVE BRIGHTNESS AVOIDED.

O. HEAVY LANDSCAPING SHALL BE UTILIZED FOR NON-SINGLE FAMILY DEVELOPMENT WITHIN THE VIEW-SHED OF HIGHWAY 101 AND ENCOURAGED FOR SINGLE FAMILY DEVELOPMENT WITHIN THE VIEW-SHED, ADJACENT TO HIGHWAY 101.

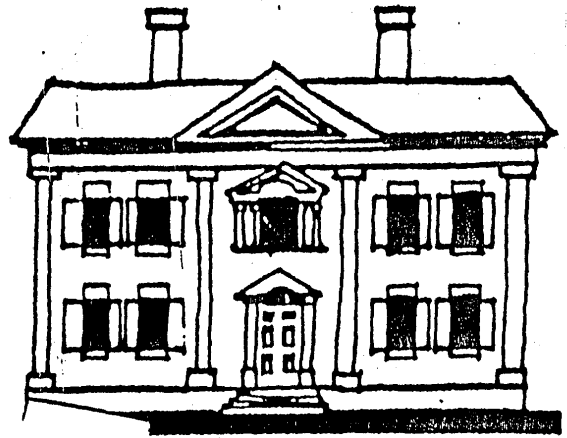
## 4. BUILDING DESIGN

A. ARCHITECTURAL STYLE IS NOT RESTRICTED. EVALUATION OF THE APPEARANCE OF A PROJECT SHALL BE BASED ON THE QUALITY OF ITS DESIGN AND COMPATIBLE RELATIONSHIP TO SURROUNDINGS.

LARGE BLANK WALLS ARE CONSIDERED TO BE DETRIMENTAL TO THE OVERALL BUILDING DESIGN AND ENVIRONMENT.

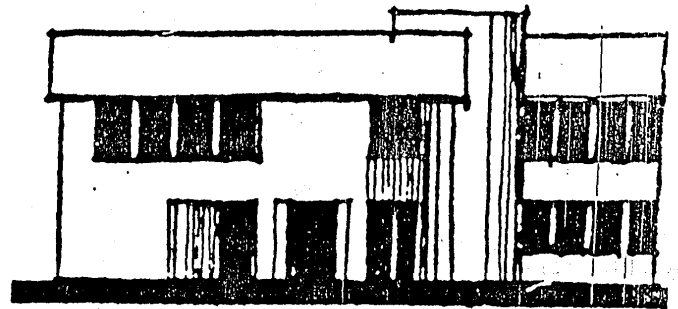
THE USE OF ANGLED WALLS, ASYMMETRICAL PATTERNS, VARIABLE SETBACKS, PRONOUNCED FACETING, CARVING, AND SCULPTURING TECHNIQUES SHOULD BE USED TO AVOID A SQUARE, FLAT SILHOUETTE.

B. ALL EXTERIOR WALL ELEVATIONS OF BUILDINGS VISIBLE FROM PUBLIC VIEW ARE TO HAVE ARCHITECTURAL TREATMENT, TO ALLEVIATE FLAT, VOID SURFACES. THIS CAN BE ACCOMPLISHED BY VARYING SETBACKS, BREAKING BUILDINGS INTO SEGMENTS AND BY INCORPORATING LANDSCAPING INTO THE ARCHITECTURAL DESIGN.



DIVERSITY IN ARCHITECTURAL STYLE

IS ENCOURAGED.



C. (OF DESIGN (APPEARANCE) IS A VITAL ELEMENT TO ANY DESIGN PROJECT AND SHALL COMPLEMENT AND ENHANCE THE BUILDING DESIGN RATHER THAN DOMINATE.

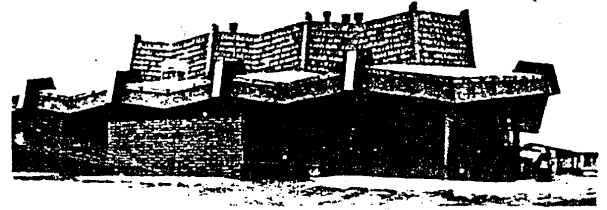
(i) ANY ONE BUILDING DESIGN SHOULD NOT HAVE MORE THAN TWO ROOF TYPES OR PITCH AS A PART OF IT'S DESIGN CONCEPT (INCLUDING FLAT ROOF, WHETHER VISIBLE OR NOT).

(ii) THE SCALE OF THE ROOF ELEMENT SHALL NOT DETRACT FROM THE ARCHITECTURAL STYLE OF THE BUILDING AND SHALL COMPLEMENT THAT STYLE.

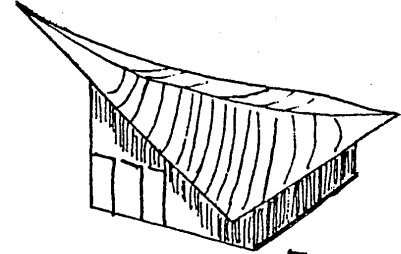
(iii) ROOF MATERIAL SHOULD BE CHOSEN NOT ONLY FOR FUNCTIONAL REASONS, BUT SHOULD BE CONSISTENT WITH THE QUALITY OF OTHER BUILDING MATERIALS USED ON THE PROJECT.

(iv) ROOF DESIGNS SHOULD NOT READ LIKE A "HAT" ON A BUILDING, BUT SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN AND HAVE AN INTEGRITY ABOUT IT. THE "TOP HEAVY" APPEARANCE THAT A "HAT" STYLE ROOF ELEMENT CAN SOMETIMES CREATE IS DISCOURAGED.

(v) IF A "UTILITARIAN" ROOF SYSTEM IS UTILIZED, IT SHALL BE CONCEALED BY THE USE OF PARAPET WALLS, MANSARDS, ETC.

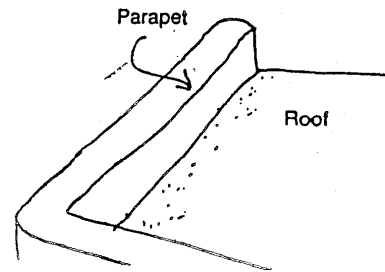


Not OK.



"Hatlike" roof not recommended.

Use of parapets is strongly encouraged.



D. PROJECTIONS SHOULD ENHANCE THE BUILDING APPEARANCE THROUGH THE CREATION OF SHADOWS.

E. THE RHYTHM OF STRUCTURAL MASS TO VOIDS OF A FRONT FACADE SHALL RELATE TO RHYTHMS ESTABLISHED IN ADJACENT BUILDINGS.

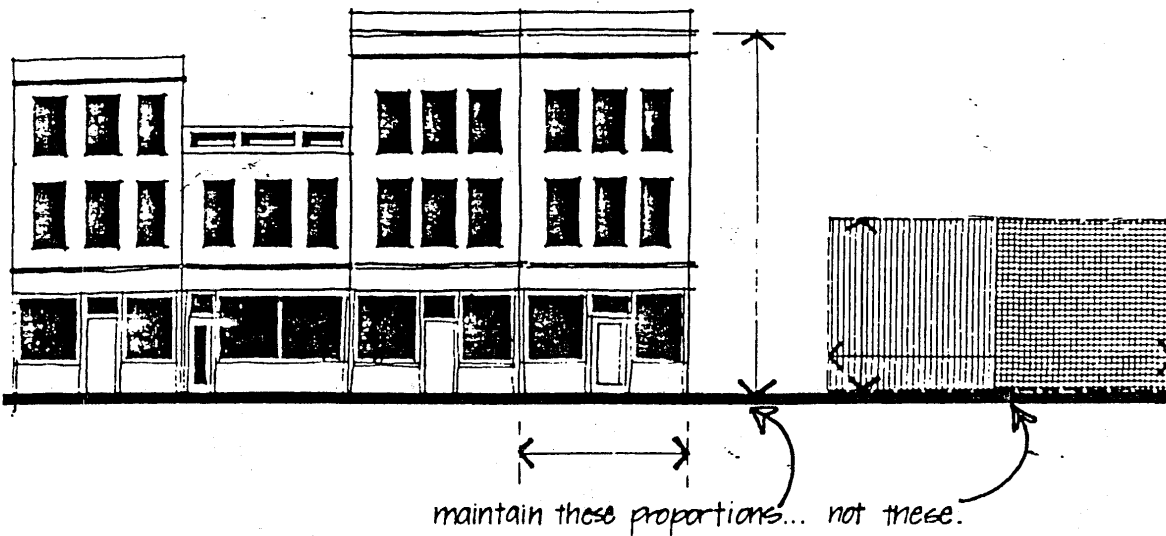


window rhythm ↴



↴ rhythm of storefronts

F. THE RELATIONSHIP OF WIDTH-HEIGHT OF NEW STRUCTURES SHALL BE COMPLEMENTARY WITH THE RATIO OF THE ADJACENT STRUCTURES.



G. THE FACADE OF THE BUILDING AT THE PEDESTRIAN LEVEL SHALL PROVIDE A COMPATIBLE AND COMPLEMENTARY RELATIONSHIP BETWEEN THE BUILDING AND THE STREET.

H. FOR MULTI-FAMILY RESIDENTIAL PROJECTS, BUILDING DESIGN AND SCALE SHOULD RELATE TO OCCUPANT ACTIVITIES AND REFLECT A DIVERSITY OF FACADE ELEMENTS.



I. SEPARATE BUILDINGS WITHIN A MULTI-FAMILY RESIDENTIAL PROJECT SHOULD BE LOCATED SO THAT THE PRIMARY ENTRANCE INTO EACH UNIT DOES NOT OPEN DIRECTLY ONTO THE PARKING AREA. LANDSCAPED COURTYARDS OR OPEN-SPACE ARE JUST TWO SUGGESTIONS TO ACCOMPLISH THIS.

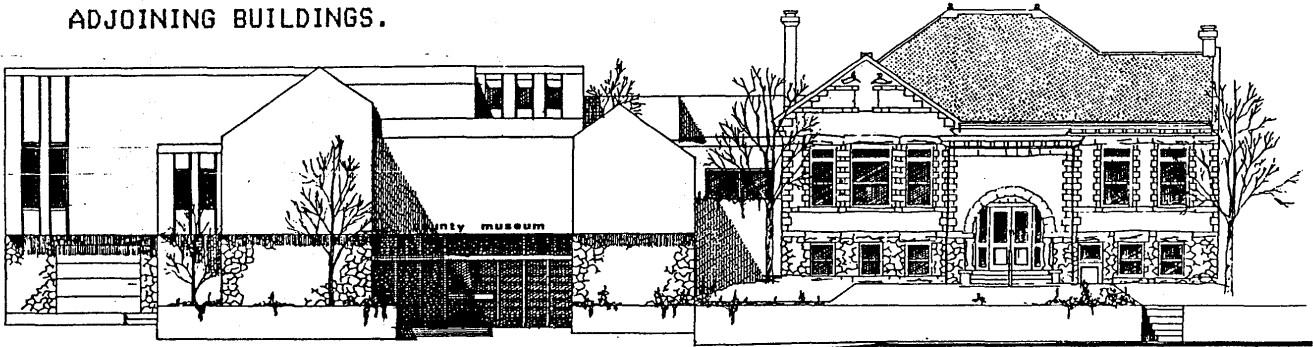
J. CONCRETE CONSTRUCTION OF BUILDINGS MAY BE USED WHEN ENHANCED BY ANY, OR A COMBINATION OF, THE FOLLOWING CONDITIONS:

- (i) TEXTURING OF CONCRETE SURFACE TO SIMULATE ROUGH-FACED BLOCK OR SIMILAR MATERIAL.
- (ii) ADDITION OF COMPLEMENTARY MATERIALS.
- (iii) PAINTING WITH COMPLEMENTARY COLORS, PARTICULARLY EARTH TONES AND MUTED PRIMARY COLORS.

K. AWNINGS SHOULD BE OF A MATERIAL COMPLEMENTARY TO THE BUILDING DESIGN AND MATERIALS.

L. BUILDINGS SHALL HAVE A PLEASING SCALE AND BE IN HARMONY WITH PERMANENT NEIGHBORING DEVELOPMENT.

(i) MATERIAL SHALL HAVE A PLEASING ARCHITECTURAL CHARACTER AND SHALL BE SELECTED FOR HARMONIOUS "TIE-IN" OF THE BUILDING WITH ADJOINING BUILDINGS.



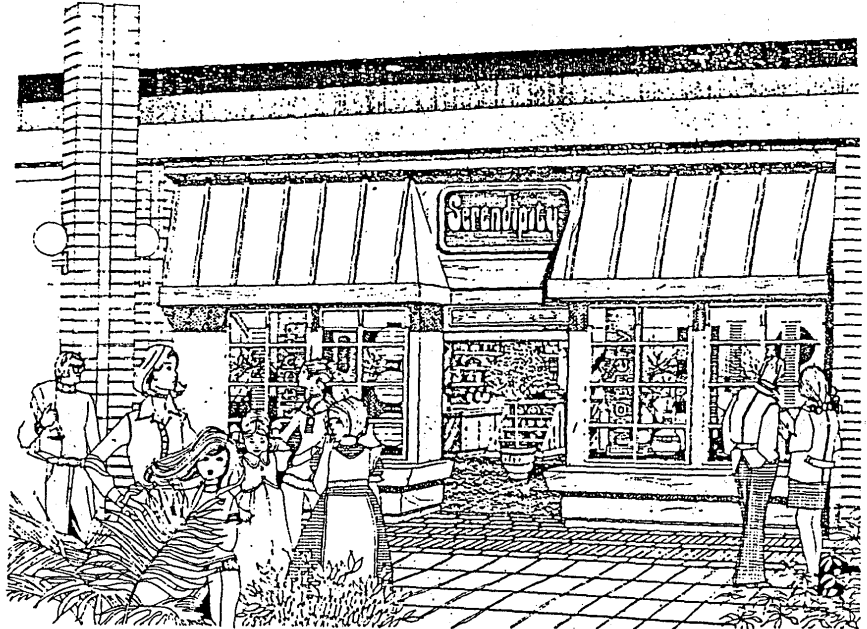
(ii) MATERIALS SHALL BE SELECTED FOR SUITABILITY TO THE TYPE OF BUILDINGS AND THE DESIGN IN WHICH THEY ARE USED. BUILDINGS SHALL HAVE THE SAME MATERIALS, OR THOSE THAT ARE ARCHITECTURALLY HARMONIOUS, USED FOR ALL BUILDING WALLS AND OTHER EXTERIOR BUILDING COMPONENTS WHOLLY OR PARTLY VISIBLE FROM THE PUBLIC WAYS.

- (iii) BUILDING SURFACES SHOULD HAVE COLOR SCHEMES AND TEXTURES TO REDUCE THEIR APPARENT SIZE.
- (iv) MATERIALS SHALL BE OF DURABLE QUALITY.
- (v) IN ANY DESIGN IN WHICH THE STRUCTURAL FRAME IS EXPOSED TO VIEW, THE STRUCTURAL MATERIALS SHALL BE COMPATIBLE WITHIN THEMSELVES AND HARMONIOUS WITH THEIR SURROUNDINGS.

M. BUILDING COMPONENTS, SUCH AS WINDOWS, DOORS, EAVES, AND PARAPETS, SHALL HAVE GOOD PROPORTIONS AND RELATIONSHIPS TO ONE ANOTHER.

N. OPENINGS SHOULD BE TREATED AS PART OF AN ARCHITECTURAL COMPOSITION. THEY SHOULD NOT BE LOCATED SIMPLY ACCORDING TO INTERIOR REQUIREMENTS. THEY SHOULD CONSIDER EXTERIOR EFFECTS, PROPORTION, HARMONY AND SCALE.

O. BUILDING ENTRANCES AND WINDOWS SHALL BE ENHANCED BY CANOPIES, BALCONIES OR OTHER ARCHITECTURAL DETAILS THAT COMPLEMENT THE BUILDING DESIGN, COLOR AND MATERIALS.

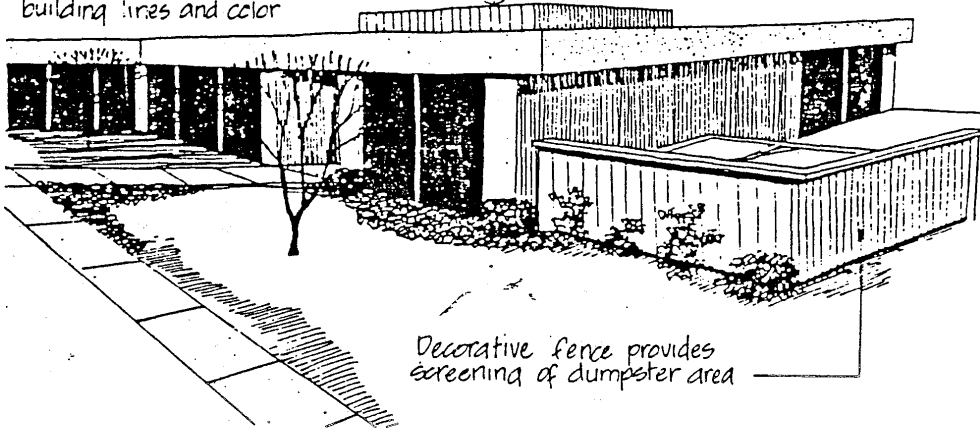


P. COLORS SHALL BE HARMONIOUS AND SHALL USE ONLY COMPATIBLE ACCENTS. AVOID COLOR CHANGE SIMPLY FOR ITS OWN SAKE. COLOR CHANGES SHOULD ONLY BE APPLIED AS ACCENTS OR FOR DIFFERENTIATION WITH THE USE OF DIFFERENT MATERIALS, TEXTURES OR PATTERNS AS THEY ENHANCE THE OVERALL BUILDING DESIGN.

Q. EARTH TONES ARE ENCOURAGED. THE "NATURAL" COLORS OF THE EXTERIOR BUILDING MATERIALS ARE ALSO ACCEPTABLE. COLORS SUCH AS WHITE, BLACK, BLUES AND REDS SHOULD BE USED AS ACCENTS.

R. MECHANICAL EQUIPMENT, VENTS, PENETRATIONS, OR OTHER UTILITY HARDWARE ON ROOF, GROUND, OR BUILDINGS SHALL BE SCREENED FROM PUBLIC VIEW WITH MATERIALS HARMONIOUS WITH THE BUILDING OR THEY SHALL BE SO LOCATED AS NOT TO BE VISIBLE FROM ANY PUBLIC WAYS.

*Screening provided for roof equipment. Venting  
Screen should be in harmony with  
building lines and color*



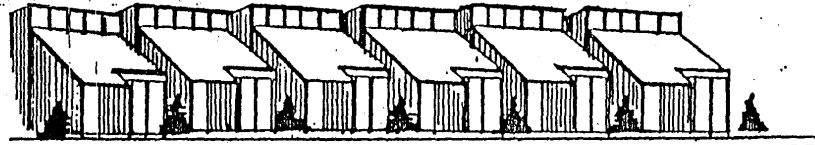
*Decorative fence provides  
screening of dumpster area*

S. IT IS ENCOURAGED THAT NO MECHANICAL EQUIPMENT BE EXPOSED ON THE WALL OR ROOF SURFACE OF A BUILDING.

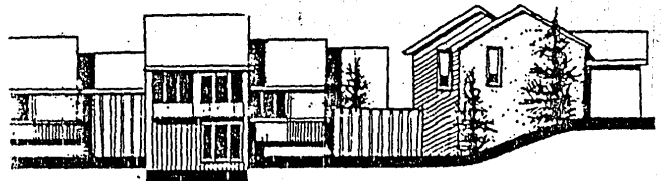
T. EXTERIOR LIGHTING SHALL BE PART OF THE ARCHITECTURAL CONCEPT. FIXTURES, STANDARDS, AND ALL EXPOSED ACCESSORIES SHALL BE HARMONIOUS WITH BUILDING DESIGN. ALL LIGHTING SHALL BE SHIELDED SO AS NOT TO SHINE DIRECTLY UPON NEIGHBORING PROPERTIES.

U. REFUSE AND WASTE REMOVAL AREAS, SERVICE YARDS, STORAGE YARDS, AND EXTERIOR WORK AREAS SHALL BE SCREENED FROM VIEW FROM PUBLIC WAYS, USING MATERIALS AS STATED IN CRITERIA FOR EQUIPMENT SCREENING.

V. MONOTONY OF DESIGN IN SINGLE OR MULTIPLE BUILDING PROJECTS SHALL BE AVOIDED. VARIATION OF DETAIL, FORM, AND SITING SHALL BE USED TO PROVIDE VISUAL INTEREST. IN MULTIPLE BUILDING PROJECTS, VARIABLE SITING OR INDIVIDUAL BUILDINGS MAY BE USED TO PREVENT A MONOTONOUS APPEARANCE.



DISCOURAGED



*"Variation of detail, form, and siting shall be used to provide visual interest."*

ENCOURAGED

W. "PLANT-ON" ARCHITECTURAL ELEMENTS SHALL BE DISCOURAGED. THE DESIGN OF THE BUILDING MUST REFLECT AN INTEGRITY THAT IS RECOGNIZABLE AND CONSISTENT FROM ALL VIEWS OF THE BUILDING.

# 5. SIGNS

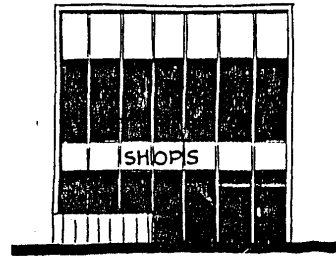
A. EVERY SIGN SHALL HAVE GOOD SCALE AND PROPORTION IN ITS DESIGN AND IN ITS VISUAL RELATIONSHIP TO BUILDINGS AND SURROUNDINGS.

B. EVERY SIGN SHALL BE DESIGNED AS AN INTEGRAL ARCHITECTURAL ELEMENT OF THE PROJECT AND SITE TO WHICH IT PRINCIPALLY RELATES.

C. THE COLORS, MATERIALS, AND LIGHTING OF EVERY SIGN SHALL BE RESTRAINED AND HARMONIOUS WITH THE BUILDING AND SITE TO WHICH IT PRINCIPALLY RELATES.

D. THE NUMBER OF GRAPHIC ELEMENTS (SUCH AS LETTERS, NUMBERS, LOGOS, ETC.,) ON A SIGN SHALL BE HELD TO THE MINIMUM NEEDED TO CONVEY THE SIGN'S MAJOR MESSAGE AND SHALL BE COMPOSED IN PROPORTION TO THE AREA OF THE SIGN FACE.

*"Every sign shall be designed as an integral architectural element of the building and site to which it principally relates."*



*Signs should complement the architectural style of the building...*



*and should be designed as an architectural element of the building*



*As an architectural element, the sign should reflect the period of architecture and should be in harmony with the building's character and use.*

E. EACH SIGN SHOULD BE COMPATIBLE WITH SIGNS ON ADJOINING PREMISES AND NOT COMPETE FOR ATTENTION.

F. IDENTIFICATION SIGNS OF PROTOTYPE DESIGN AND CORPORATION LOGOS SHALL CONFORM TO THE CRITERIA FOR ALL OTHER SIGNS.

*"added on"*



*incorporated into the facade.*



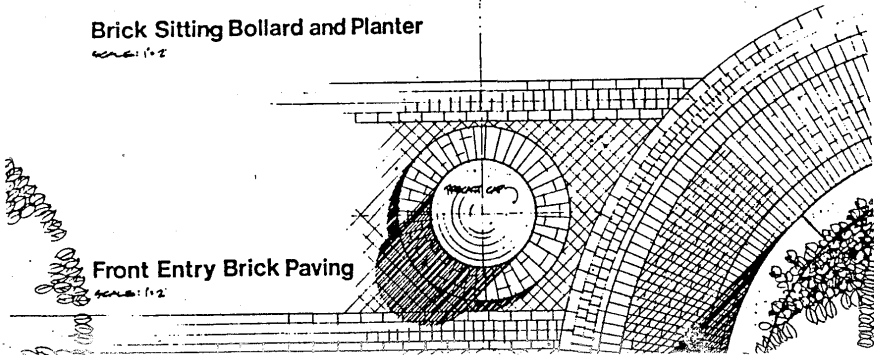
# 6. MISCELLANEOUS STRUCTURES AND STREET FURNITURE

A. MISCELLANEOUS STRUCTURES AND STREET FURNITURE SHALL BE DESIGNED TO BE PART OF THE ARCHITECTURAL CONCEPT OF DESIGN AND LANDSCAPE. MATERIALS SHALL BE COMPATIBLE WITH BUILDINGS, SCALE SHALL BE GOOD, COLORS SHALL BE IN HARMONY WITH BUILDINGS AND SURROUNDINGS, AND PROPORTIONS SHALL BE ATTRACTIVE.

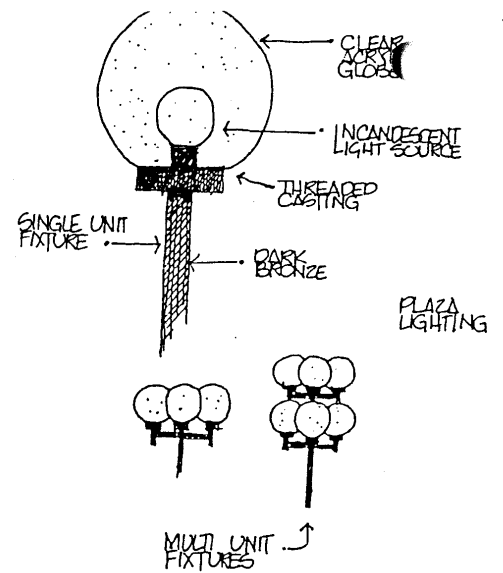
B. LIGHTING IN CONNECTION WITH MISCELLANEOUS STRUCTURES AND STREET FURNITURE SHALL MEET THE CRITERIA APPLICABLE TO SITE, LANDSCAPE, BUILDINGS AND SIGNS.



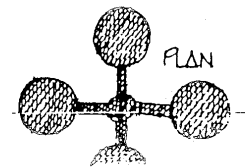
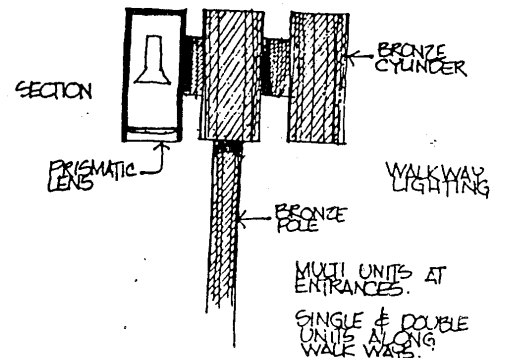
Brick Sitting Bollard and Planter



Front Entry Brick Paving



## LIGHTING





## 7. MAINTENANCE—PLANNING AND DESIGN FACTORS

A. CONTINUED GOOD APPEARANCE DEPENDS UPON THE EXTENT AND QUALITY OF MAINTENANCE. THE CHOICE OF MATERIALS AND THEIR USE, TOGETHER WITH THE TYPES OF FINISHES AND OTHER PROTECTIVE MEASURES, SHOULD BE CONDUCTIVE TO EASY MAINTENANCE AND UPKEEP.

B. MATERIALS AND FINISHES SHOULD BE SELECTED FOR THEIR DURABILITY AND WEAR AS WELL AS FOR THEIR BEAUTY. PROPER MEASURES AND DEVICES SHOULD BE INCORPORATED FOR PROTECTION AGAINST THE ELEMENTS, NEGLIGENCE, DAMAGE, AND ABUSE.

C. PROVISION FOR WASHING AND CLEANING OF BUILDINGS AND STRUCTURES, AND CONTROL OF DIRT AND REFUSE, SHOULD BE INCLUDED IN THE DESIGN. CONFIGURATIONS THAT TEND TO CATCH AND ACCUMULATE DEBRIS, LEAVES, TRASH, DIRT, AND RUBBISH SHOULD BE AVOIDED.

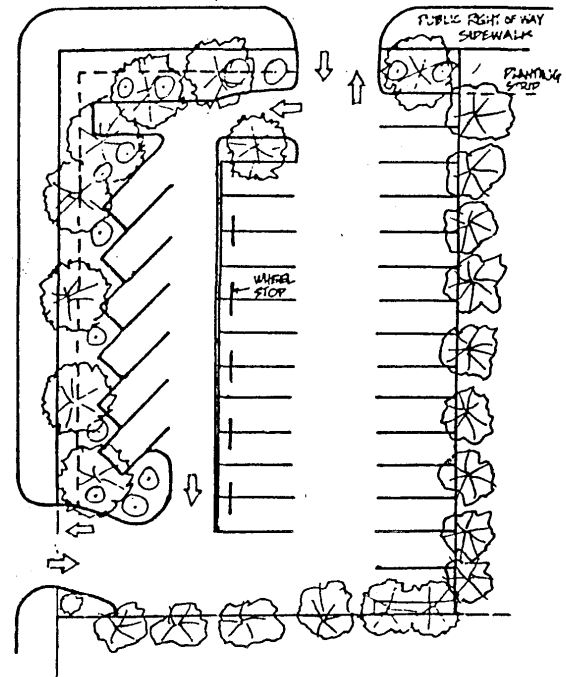
## 8. CIRCULATION AND PARKING

THE FOLLOWING IS INTENDED TO PROVIDE GENERAL GUIDELINES FOR PARKING AND CIRCULATION DESIGN. FOR SPECIFIC DESIGN STANDARDS, PLEASE REFER TO THE ATASCADERO ZONING ORDINANCE:

A. MAJOR ACCESS POINTS TO COMMERCIAL LAND INDUSTRIAL CENTERS OR ADJACENT DEVELOPMENTS SHOULD HAVE COORDINATED ACCESS POINTS WHENEVER POSSIBLE. SEPARATED INGRESS AND EGRESS POINTS WITH LANDSCAPED ISLANDS SHOULD BE USED WHENEVER POSSIBLE. INGRESS OR EGRESS POINTS SHALL BE COORDINATED WITH OPENINGS IN THE CENTER MEDIAN AND EXISTING OR PLANNED ACCESS POINTS ON THE OPPOSITE SIDE OF THE ROADWAY. THE CITY ENGINEER SHOULD BE CONTACTED FOR SPECIFIC DESIGN REQUIREMENTS.

B. SCHOOL AND MUNICIPAL BUS STOPS ARE TO BE LOCATED APPROPRIATELY.

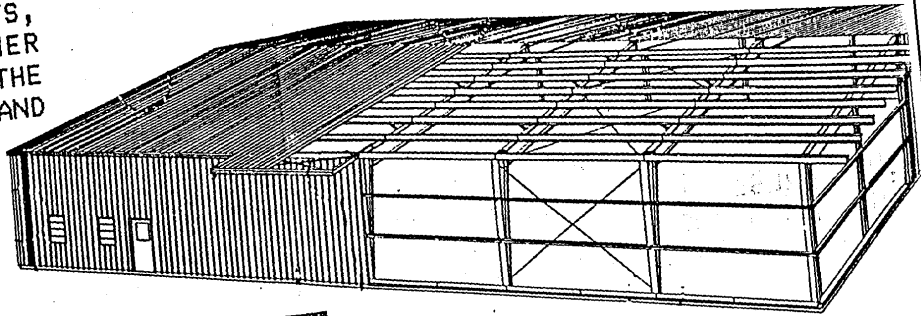
C. PARKING LOTS SHOULD, WHEN POSSIBLE, BE LOCATED SO AS TO HAVE DIRECT ACCESS FROM TWO STREETS OR FROM A STREET AND AN ALLEY. LOTS SHOULD NOT HAVE ACCESS FROM PREDOMINATELY RESIDENTIAL STREETS EXCEPT WHEN THE LOT IS SERVING A RESIDENTIAL USE. LOTS SHOULD BE DESIGNED TO AVOID OR MINIMIZE THE BACKING OF VEHICLES INTO PUBLIC STREETS.



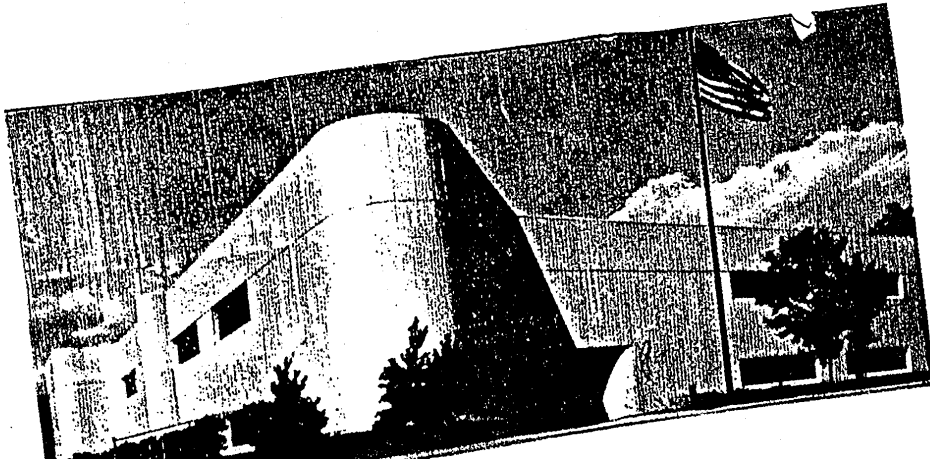
# 9. METAL BUILDINGS

A. METAL BUILDINGS SHALL BE REQUIRED TO COMPLY WITH ALL PREVIOUS STANDARDS OF THESE GUIDELINES. STANDARD PRE-MANUFACTURED METAL BUILDINGS OF THE COMMON CATALOG VARIETY MOST LIKELY WILL NOT COMPLY.

B. PROFESSIONAL ASSISTANCE IS ENCOURAGED TO BRING PROJECT PROPOSALS INTO ACCORD WITH THESE GUIDELINES. THE CONTRIBUTION OF ARCHITECTS, LANDSCAPE DESIGNERS AND OTHER PROFESSIONALS CAN READILY MAKE THE DIFFERENCE BETWEEN ACCEPTANCE AND REJECTION OF A PROPOSAL.



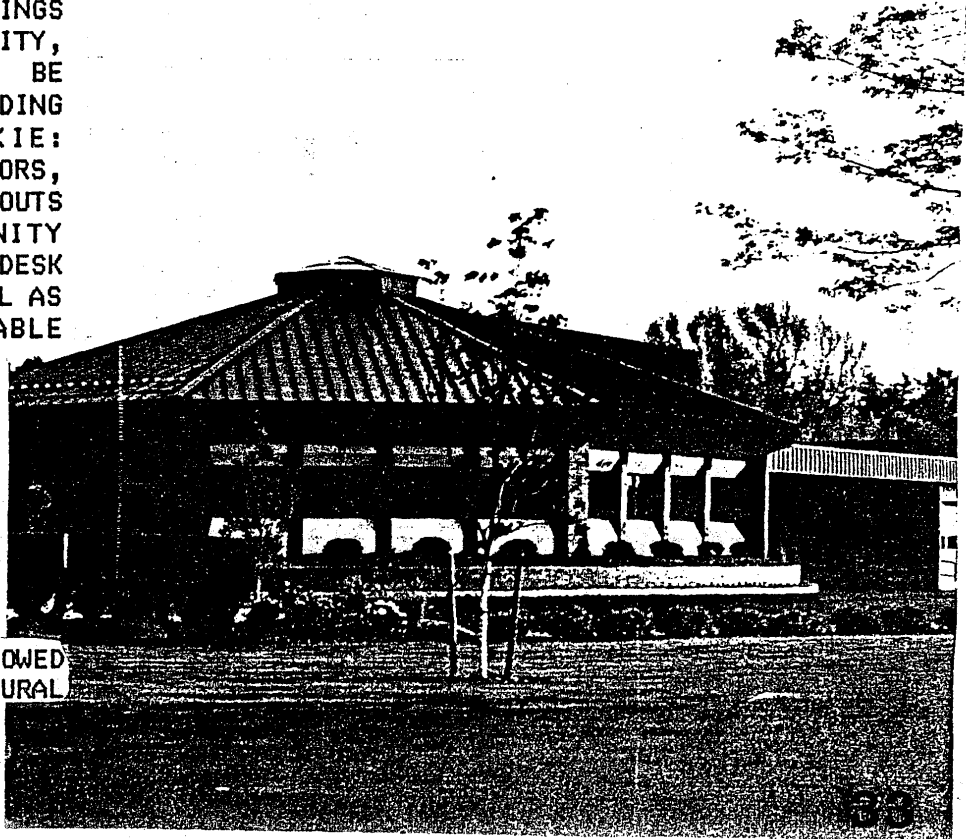
DISCOURAGED



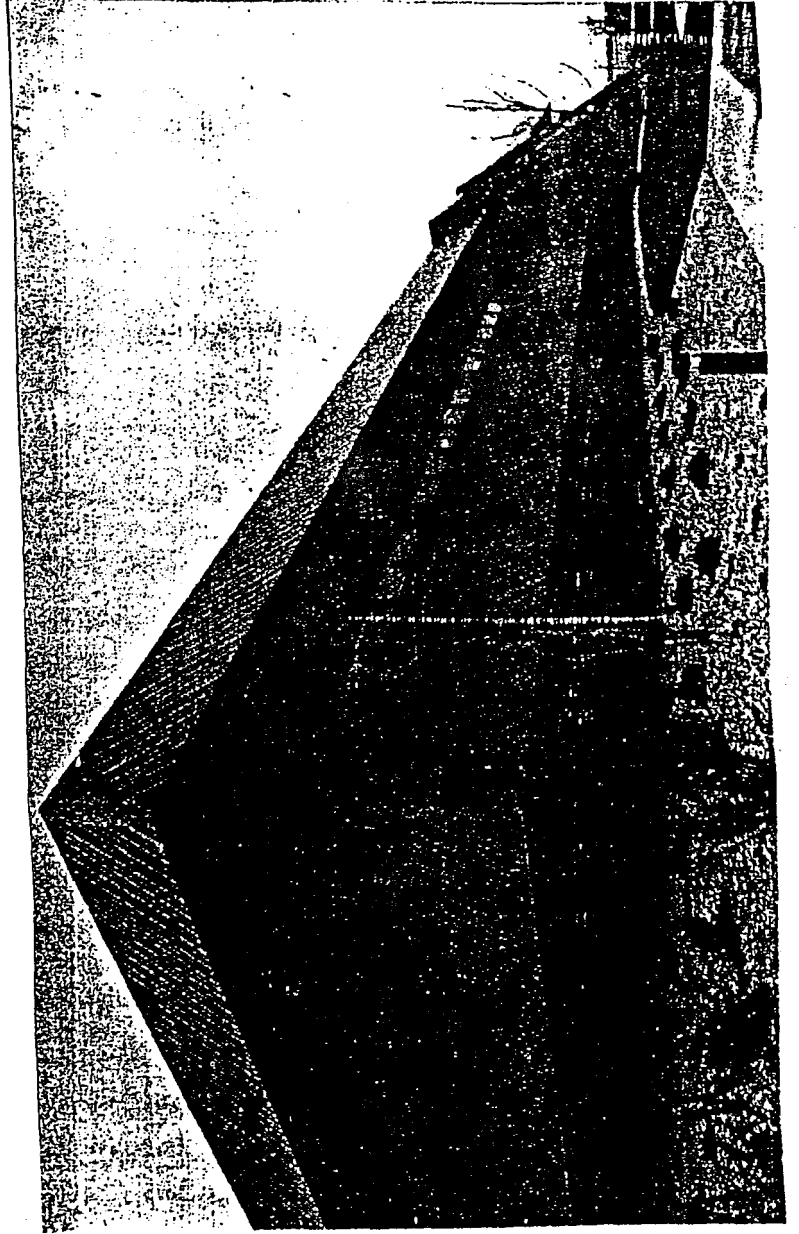
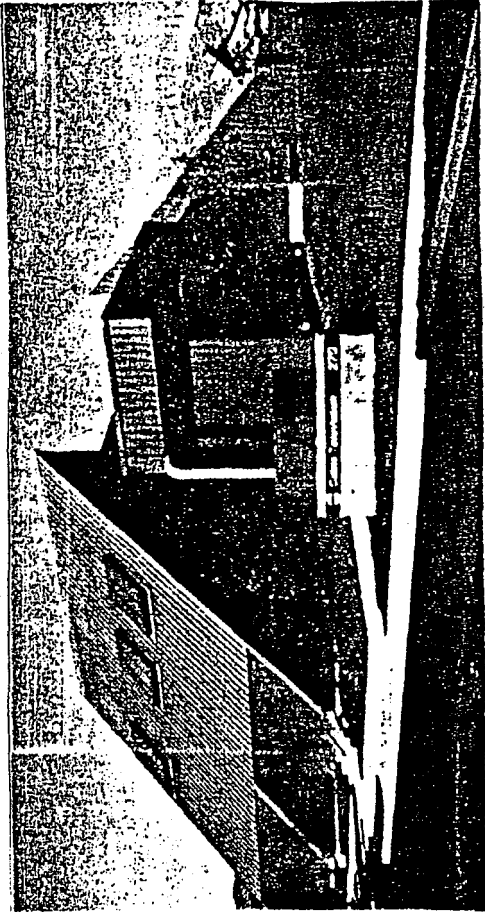
ENCOURAGED

C. THE USE OF TRIM BANDS, SOFFITS, WING WALLS, PARAPETS, FASCIAS, ENTRY RECESS DESIGN ELEMENTS, POP-OUTS, REVEALS, COPINGS, COVERED ENTRY AND WINDOW WALLS, ARE JUST A FEW CHARACTERISTICS THAT ARE ENCOURAGED TO ENHANCE THE APPEARANCE OF METAL BUILDINGS.

D. ANY METAL EXPOSED ON BUILDINGS SHALL BE OF ARCHITECTURAL QUALITY, COLOR AND TEXTURE AND SHALL BE HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD'S BUILDINGS. (IE: MATERIALS, SHAPE, FORM, MASS, COLORS, ETC.) REFER TO THE VARIOUS HANDOUTS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT'S FRONT DESK FOR EXAMPLES OF ACCEPTABLE AS WELL AS THOSE EXAMPLES OF UNDESIRABLE SOLUTIONS.



E. METAL BUILDINGS SHALL BE ALLOWED ONLY WITH EXCEPTIONAL ARCHITECTURAL AND LANDSCAPE TREATMENT.

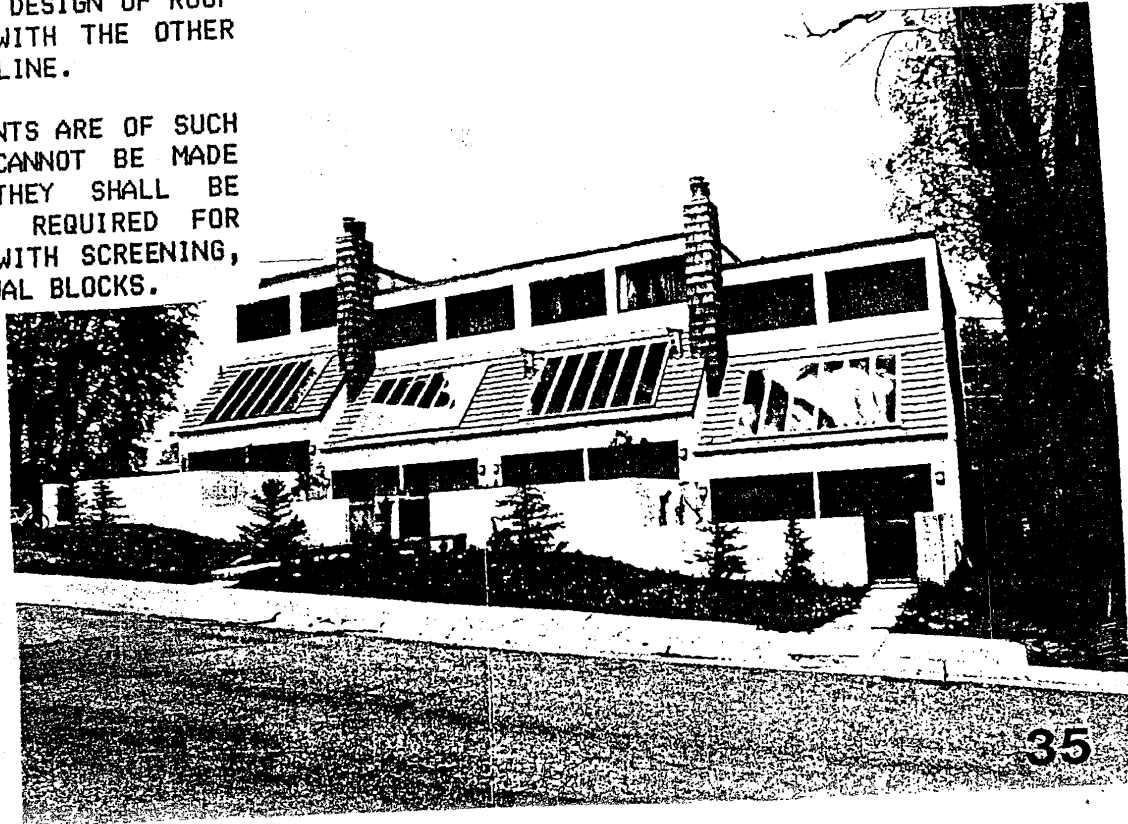


# 10. SOLAR APPLICATIONS

A. SOLAR ENERGY SYSTEMS AND DEVICES SHOULD BE USED WHEN APPROPRIATE AND ECONOMICALLY FEASIBLE IN BOTH RESIDENTIAL AND NON-RESIDENTIAL PROJECTS.

B. ALL USE OF SOLAR SYSTEMS SHALL BE INTEGRATED INTO THE DESIGN OF ROOF AND WALLS TO COMPLY WITH THE OTHER SECTIONS OF THIS GUIDELINE.

C. IF SOLAR COMPONENTS ARE OF SUCH A NATURE THAT THEY CANNOT BE MADE VISUALLY PLEASING, THEY SHALL BE HIDDEN FROM VIEW AS REQUIRED FOR MECHANICAL EQUIPMENT WITH SCREENING, PARAPETS OR OTHER VISUAL BLOCKS.



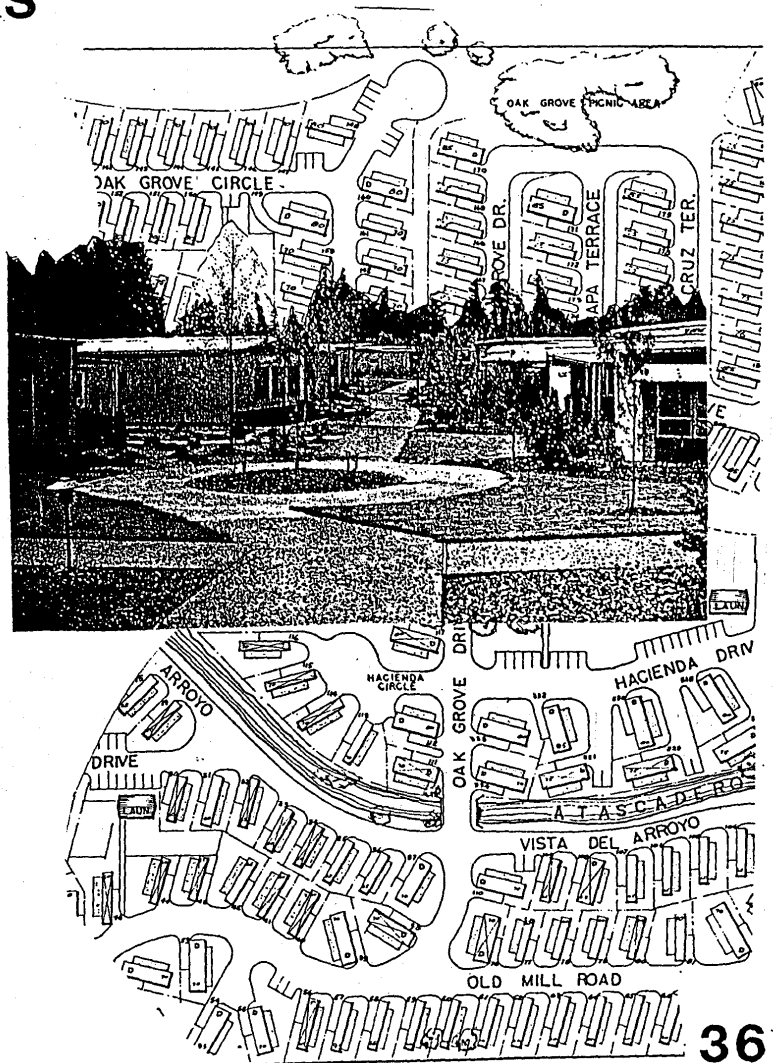
# 11. MOBILE HOME PARKS

A. MOBILE HOME PARK DEVELOPMENTS WILL BE REVIEWED WITH PORTIONS OF THIS MANUAL BEING APPLICABLE TO THE SITE LAYOUT, GRADING AND DRAINAGE, LANDSCAPING, AND PUBLIC AMENITIES SUCH AS SWIMMING POOL AREAS, RECREATIONAL BUILDINGS, GAZEBOS, SPAS, SAUNAS, ETC. ANY NON-MODULAR STRUCTURES TO BE INCLUDED IN THIS KIND OF DEVELOPMENT SHALL CONFORM TO ALL STANDARDS SET-FORTH IN THIS MANUAL.

B. CAREFUL ATTENTION SHALL BE DIRECTED TOWARDS THE PERIMETER BUFFER TREATMENT, (ie: FENCING, LANDSCAPING, SITE LIGHTING).

C. LANDSCAPING REQUIREMENTS SHALL BE REQUIRED AT A FASTER MATURITY GROWTH RATE THAN THAT SPECIFIED FOR NON-RESIDENTIAL PROJECTS. (1 YEAR MATURITY IN LIEU OF A 3 YEAR MATURITY GROWTH RATE.)

D. CIRCULATION WILL BE CAREFULLY LOOKED AT SO AS TO NOT CREATE A "MAZE" EFFECT OR CONGESTION NEAR THE ENTRANCE TO THE DEVELOPMENT AND/OR RECREATIONAL BUILDING AREAS.



E. GUEST PARKING SHALL BE REQUIRED PER THE ZONING ORDINANCE AND SHALL BE CAREFULLY LOCATED THROUGHOUT THE PARK TO SERVE BOTH PUBLIC FACILITIES AND RESIDENTS.

F. IF ON-SITE STORAGE AREAS FOR MOTOR-HOMES, BOATS, AND OTHER RECREATIONAL VEHICLES ARE PROVIDED, THEY SHALL BE SCREENED WITH ADEQUATE FENCING AND AN ABUNDANT AMOUNT OF LANDSCAPE.

(i) THESE AREAS SHALL BE LOCATED ON THE SITE IN SUCH A MANNER THAT THEY ARE NOT A VISUAL "EYE-SORE" OR THE FIRST THING ONE SEES ON ENTERING THE DEVELOPMENT AND SHALL BE FOR RESIDENT USE ONLY.

G. THERE SHALL BE A BUFFERED STRIP ALONG BOTH SIDES OF THE INTERNAL STREETS THAT CONTAIN LANDSCAPING AND TREES WHICH SHALL BE MAINTAINED BY THE "PARK" IN LIEU OF THE INDIVIDUAL RESIDENTS.

H. ALL COMMON LANDSCAPE AREAS SHALL BE ON AN AUTOMATIC IRRIGATION SYSTEM.

I. IT IS RECOMMENDED THAT A COMMON SPACE BE PROVIDED AND CENTRALLY LOCATED WITH RECREATIONAL EQUIPMENT.



## CONCLUSION

MUCH OF ATASCADERO'S FUTURE DEPENDS UPON A REASONABLE AND SENSITIVE UTILIZATION OF ITS ENVIRONMENT. THE APPEARANCE REVIEW PROCESS IS INTENDED TO FACILITATE AN UNDERSTANDING OF COMMUNITY NEEDS AND ESTABLISH A COOPERATIVE ATMOSPHERE FOR THE ACHIEVEMENT OF AN ENVIRONMENTALLY SOUND COMMUNITY THAT WILL BE A DESIRABLE PLACE TO LIVE, WORK AND VISIT.

WE THANK YOU FOR YOUR CONCERN AND COOPERATION IN THIS MUTUALLY REWARDING EFFORT TO MAKE ATASCADERO A FINE COMMUNITY.

RESPECTFULLY,

GARY F. HARCOURT  
ARCHITECTURAL STANDARDS REVIEW  
COMMITTEE CHAIRMAN

# REFERENCE DOCUMENTS

\*DESIGN GUIDELINE HANDBOOK  
CITY OF MESA, ARIZONA/1985

\*APPEARANCE CODES FOR SMALL  
COMMUNITIES AMERICAN PLANNING  
ASSOCIATION/1983

\*DESIGN REVIEW GUIDELINES FOR  
MULTIPLE FAMILY RESIDENTIAL  
DEVELOPMENT MODESTO,  
CALIFORNIA/1974

\*ARCHITECTURAL REVIEW IN SAN  
LUIS OBISPO SAN LUIS OBISPO,  
CALIFORNIA 93401

\*SYSTEMS BUILDINGS CALIFORNIA  
SYSTEMS BUILDERS ASSOCIATION  
STOCKTON, CALIFORNIA 95203

\*DROUGHT TOLERANT PLANTS FOR  
ATASCADERO TINA METZGER,  
COMMITTEE MEMBER

\*CITY OF SANTEE DEVELOPMENT  
REVIEW MANUAL/JULY 1985  
SANTEE, CALIFORNIA

\*ARCHITECTURAL DESIGN REVIEW  
GUIDELINES SANTA FE, NEW  
MEXICO/JANUARY, 1982

\*URBAN DESIGN PROGRAM  
PLANNING REPORT NO. 85-152  
CITY OF SAN DIEGO,  
CALIFORNIA/1985

\*CITY OF ATASCADERO  
ZONING REGULATIONS, TITLE 9  
ATASCADERO, CALIFORNIA/JUNE,  
1983

\*CITY OF ATASCADERO  
GENERAL PLAN  
ATASCADERO, CALIFORNIA/MARCH,  
1980

\*DESIGN GUIDELINES FOR THE  
ARROYO GRANDE VILLAGE  
ARROYO GRANDE, CALIFORNIA/1985

RESOLUTION NO. 35-87

A RESOLUTION OF THE COUNCIL OF THE CITY OF ATASCADERO  
APPROVING APPEARANCE REVIEW MANUAL GUIDELINES

WHEREAS, the Council of the City of Atascadero has appointed an ad hoc Architectural Standards Review Committee to make recommendations that would enhance the appearance of future development in the City of Atascadero; and

WHEREAS, said Committee has met for over a year and has recommended adoption of its proposed Appearance Review Manual as a guide for quality development in Atascadero; and

WHEREAS, the City Planning Commission of the City of Atascadero has studied said guidelines and made modifications thereto, and considered them at a public hearing on February 2, 1987; and

WHEREAS, the City Council of the City of Atascadero conducted a public hearing on the subject matter on February 23, 1987 and endorsed the draft in concept pending implementing language proposed in draft Ordinance No. 149; and

WHEREAS, the Council of the City of Atascadero finds as follows:

1. The proposed guidelines are consistent with the goals and policies of the City's General Plan.
2. The proposed guidelines are categorically exempt from the provisions of the California Environmental Quality Act.

NOW, THEREFORE, the Council of the City of Atascadero does resolve to approve the attached Appearance Review Manual, dated January 8, 1987, which shall be utilized by the Community Development Department, Planning Commission and the City Council in evaluating future development projects pursuant to Section 9-1.106 of the zoning regulations.

Effective date for utilization of said guidelines shall be May 15, 1987.

On motion by COUNCILMAN HANDSHY and seconded by COUNCILWOMAN NORRIS, the motion was approved by the following roll call vote:

AYES: COUNCILMEMBERS BORGESON, HANDSHY, NORRIS AND MAYOR MACKEY

NOES: NONE

ABSENT: NONE

DATE ADOPTED: 4/14/87

By: Marjorie Mackey  
MARJORIE MACKEY, Mayor

City of Atascadero, California

ATTEST:

Boyd C. Sharitz  
BOYD, C. SHARITZ, City clerk

APPROVED AS TO CONTENT:

Michael Shelton  
MICHAEL SHELTON, City Manager

APPROVED AS TO FORM:

Jeffrey G. Jorgensen  
JEFFREY G. JORGENSEN, City Attorney

PREPARED BY:

Henry Engen  
HENRY ENGEN  
Community Development Director