



# CITY OF ATASCADERO

## CITY COUNCIL STAFF REPORT

Item D4

**Department:** Community Development  
**Date:** 04/14/2026  
**Placement:** Consent

**TO:** JAMES R. LEWIS, CITY MANAGER  
**FROM:** PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR  
**PREPARED BY:** ERICK GOMEZ, ASSOCIATE PLANNER  
SAHANA KOTHA, PLANNING INTERN

**SUBJECT:** Home Depot Master Plan of Development Amendment (Chick-fil-A)

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### RECOMMENDATION:

Council adopt on second reading, by title only, Draft Ordinance approving a Zoning Code Text Amendment to allow carwash uses in the commercial park planned development overlay zone (PD-9).

### REPORT IN BRIEF:

City Council approved an Amendment to the Home Depot Master Plan of Development project on a 5-0 vote on March 24, 2026. Approval of the project included a Zoning Text Amendment to allow carwash uses in Planned Development Overlay Zone No. 9 (PD-9); a Conditional Use Permit (CUP) to allow a drive through restaurant, carwash, and retail shell building with a parking reduction, driveway design modification, and sign exception; and a Lot Line Adjustment. City Council also approved revisions to Conditions of Approval Nos. 1, 5, 14, 16, 18, 19, 20, and 29 of the CUP to address community concerns regarding noise, lighting, and circulation; require the construction of the drive-through restaurant prior to the carwash; and, to provide more precise condition language for the applicant. The Draft Ordinance to amend PD-9 was introduced for first reading at the March 24, 2026 meeting.

The Project will infill three undeveloped building pads totaling 3.65 acres of the ~27-acre Home Depot Commercial Center at the north end of El Camino Real with a 5,070 SF drive-through Chick-Fil-A restaurant, a 4,000 SF drive-through carwash, and a 4,200 SF commercial tenant space. The Home Depot Center is within the PD9 overlay zone, which outlines specific uses tailored to this commercial center. Carwashes are not currently permitted in the PD9 overlay zone. The proposed Zoning Code Text Amendment would amend PD9 to conditionally allow carwash uses. Though carwash uses are generally considered compatible with the style and type of development in the commercial center, requiring a conditional use permit ensures site -specific review and allows staff to condition projects to address common concerns related to noise, aesthetics, and traffic. Findings of approval for the Zoning Code text amendment are included in the attached Draft Ordinance.

**FISCAL IMPACT:**

The project provides for the development of three vacant building pads within an existing commercial center. The planned commercial uses are anticipated to create an increase in revenue generated by the center.

**REVIEWED BY OTHERS:**

This item has been reviewed by the Community Development Director, Public Works Director, and Planning Commission.

**REVIEWED AND APPROVED FOR COUNCIL AGENDA**



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Lara K. Henderson, Assistant City Manager

**ATTACHMENT(S):**

1. Draft Ordinance