



CITY OF ATASCADERO

PLANNING COMMISSION STAFF REPORT

Item: 1
Department: Community Development
Date: 3/3/2026

TO: Phil Dunsmore, Community Development Director

FROM: Kelly Gleason, Planning Manager

PREPARED BY: Erick Gomez, Associate Planner

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

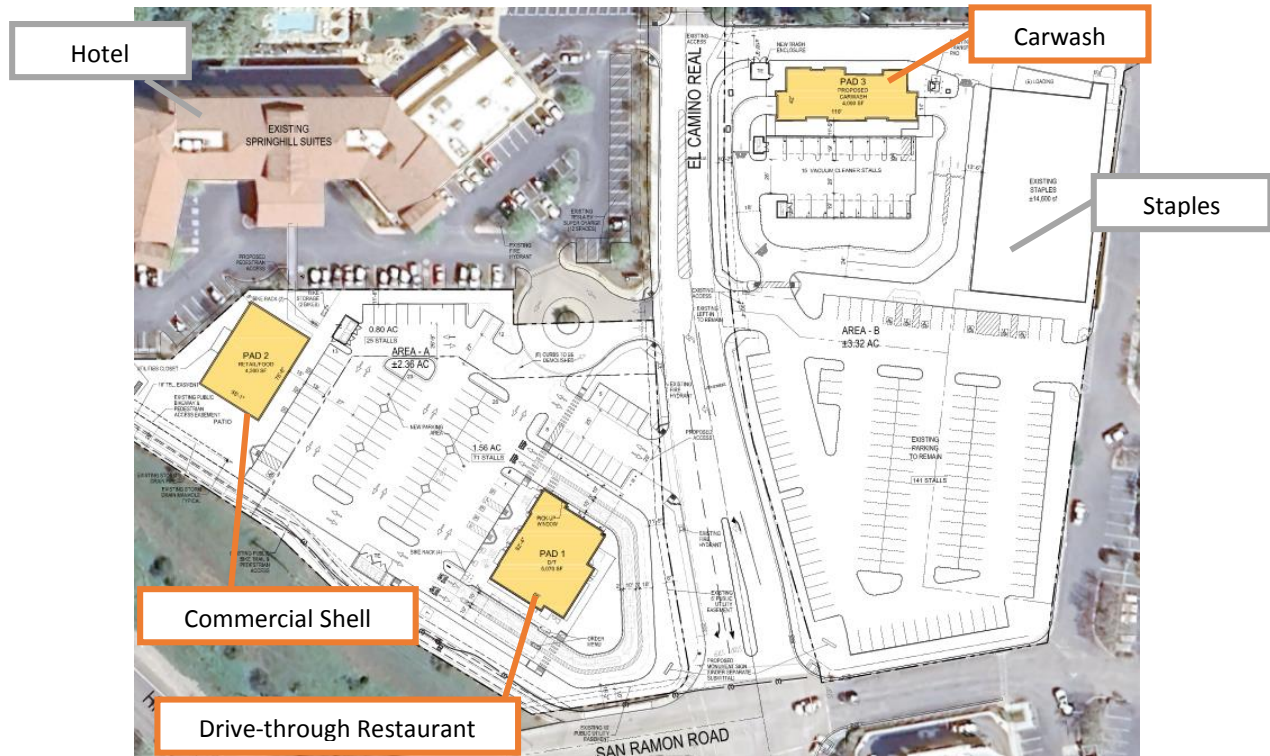
RECOMMENDATION:

Planning Commission adopt the Draft Resolution recommending that the City Council:

- Amend Planned Development Overlay Zone No. 9 to conditionally allow carwash uses.
- Approve Lot Line Adjustment ATAL25-0042, subject to findings and conditions of approval.
- Approve a Conditional Use Permit with a parking reduction, driveway design modification, and sign exception to amend the Home Depot Center Master Plan of Development (CUP 2000-0014) and allow a carwash, drive-through restaurant, and commercial shell at the Home Depot Center, (805, 910, 920, and 940 El Camino Real APNs 049-045-036, 049-045-034, 049-045-033, & 049-045-035), subject to findings and conditions of approval.

DISCUSSION:

Westar Associates, LLC, is seeking approvals to complete the three remaining vacant pads at the Home Depot Center. The project is highlighted by a new drive-through restaurant space for Chick-fil-A and a new car wash. The Chick-fil- drive-through restaurant will be a 5,070 square foot building located at 940 El Camino Real. The drive-through carwash will be a 4,000 square foot building located at 805 El Camino Real. The project also includes a 4,200 square foot commercial tenant space located at 920 El Camino Real. 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. The entire center is zoned Commercial Park and is within the Planned Development 9 Overlay Zone (PD9). The Project includes a Text Amendment to conditionally allow the carwash uses in PD9, an amendment to the Master Plan of Development for the project site, and a Lot Line Adjustment to accommodate the proposed buildings.



Site Plan

BACKGROUND

The original Master Plan of Development (CUP 2000-0014) and PD9 were approved in 1999, allowing the phased construction of 239,000 square feet of commercial buildings on 27 acres. The center included Phase I on the east side of El Camino Real (Home Depot), and a smaller Phase II on the west side of El Camino Real adjacent to Highway 101 where the Springhill Suites is located.

ANALYSIS:

ARCHITECTURAL AND SITE DESIGN

Existing development utilizes neutral colors, earth-toned masonry accents, and terracotta clay tile to provide a cohesive design throughout the center. The building designs reflect typical design trends from the late 1990s-early 2000s when the site was developed. The proposed buildings incorporate similar materials to complement the existing center.

The proposed buildings incorporate semi-contemporary elements while providing compatible colors and material accents to the rest of the center. Features on the Chick-fil-A building include flat roofs, dark bronze storefront windows, and metal awnings. The retail building incorporates a large, glazed storefront with fabric awnings. Both the carwash and retail buildings include a tile-roofed tower feature. The carwash vacuum awning includes a brick color metal roof to complement the tile roof color. A tile base is proposed on the retail and carwash buildings, and stone veneer is conditioned to be added to the Chick-fil-A base to provide design consistency with the existing center.

Landscaping will be provided throughout the project, including parking lot trees, perimeter planting, and bio-retention areas.



Proposed Drive -Through Restaurant



Proposed Carwash

Lot Line Adjustment

A Lot Line Adjustment is required on the west side to accommodate the Chick-fil-A and retail building, ensuring proper access, utility alignment, and site circulation. Required findings for the Lot Line Adjustment are included in the attached resolution.

Commercial Signage

The Home Depot Center operates under an existing Master Sign Program (AUP2000-0001). Minor tenants, such as those proposed in this application, are allowed a maximum of 60 SF of wall signage. The applicant is requesting a design exception to allow 90 SF signs for the carwash tenant as shown in the attached exhibits. The signage allows for visibility from El Camino Real and is

proportional to the design of the building. Findings for the sign exception are included in the attached resolution.

An existing monument sign facing the El Camino Real-San Ramon intersection will be removed and replaced with a new monument sign further south. A condition has been added requiring the new monument sign include an earth-toned masonry base and neutral stucco colors that match the existing site aesthetic and style of the freeway facing sign.

CIRCULATION AND TRAFFIC

A Traffic, Circulation, and VMT Study was prepared for the project. The study included data specific to Chick-fil-A restaurants to capture appropriate estimated traffic volumes. The Study concluded that traffic volumes are not anticipated to overwhelm driveway or intersection operations. Additionally, the study indicates that the provision of a 33-vehicle drive-through capacity for the restaurant and 13-vehicle drive-through capacity for the carwash is adequate for the projected traffic volumes. Certain improvements to El Camino Real were identified to accommodate increased traffic at these sites.

The Public Works Director has reviewed the traffic analysis and has suggested conditions of approval to ensure adequate traffic flow and safety. Conditions have been included to address road geometry and updated improvements to clearly delineate turn lanes. A condition has also been added to require a traffic control plan for any periods of time that might exceed anticipated traffic volumes, such as opening month.

Parking

Parking for the carwash will meet code requirements with adequate space for vacuum bays, staging, and employee parking in the new vacuum area, existing parking spaces, and adjacent shared parking lot areas. The westside site provides 236 spaces. The following chart summarizes parking requirements for each use individually; however, the AMC allows parking reductions for larger multi-tenant centers based on shared spaces and differing peak hours.

<i>Hotel:</i>	177 spaces
<i>Retail:</i>	14 spaces
<i>Chick-fil-A:</i>	71 spaces
Total Required:	262 spaces

The commercial center is designed to allow for shared parking with cross-access and pedestrian connections available throughout the site. The restaurant drive-through provides queueing for 33 vehicles, which exceeds the City's minimum requirement, and is expected to prevent spillback into internal drives and reduce demand for parking during peak hours. A condition has been included to ensure that shared parking and utility easements on site are verified as needed to maintain shared parking throughout the center. Based on these factors, findings can be made to support a parking reduction.

Driveway Design Modification

Access to the center will be from existing driveways on El Camino Real. While City standards call for 145 feet between driveways to reduce traffic conflicts, the modified southernmost driveway

for the Chick-fil-A site results in 109 feet between driveways. The driveway modification is needed to accommodate the new parking layout. The modified driveway will maintain safe turns and clear sightlines despite reduced spacing. The City Engineer has reviewed the site and based on traffic assumptions, has determined that the driveway design is appropriate for the site. Findings for approval of this modification are in the attached resolution.

ZONE CHANGE

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 required zone change and draft code text amendment are included in the attached resolution.

CONCLUSION

- The proposed project will activate three long-vacant pads within the Home Depot Commercial Center, providing new dining and service options.
- The requested modifications to parking and driveway standards are justified by the characteristics and mix of uses in the commercial center.
- Approval of the Project as conditioned will ensure orderly development of the center.

ENVIRONMENTAL DETERMINATION:

The project qualifies for a Class 32 Exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Section 15332, because it meets all required conditions to be considered in-fill development.

ALTERNATIVES:

1. The Planning Commission may include modifications to the project and/or conditions of approval for the project. Any proposed modifications, including conditions of approval, should be clearly stated with any motion.
2. The Planning Commission may determine that more information is needed on some aspects of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may recommend denial of the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the

Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

REVIEWED BY OTHERS:

The Project has been reviewed by the Fire, Planning, and Public Works Departments.

REVIEWED AND APPROVED FOR PLANNING COMMISSION AGENDA

Phil Dunsmore, Community Development Director

ATTACHMENTS:

1. Draft Resolution
2. CEQA Notice of Exemption