

December 19, 2022

Tracy Liskey Del Rio  
281 Miller Way  
Arroyo Grande, Ca. 93420

**Re: ATC Square Preliminary Planning**

Dear Tracy:

This is regarding our meeting with City Staff on December 14. During our meeting the following was discussed:

1. City Staff believes the center consists of approximately 93,000 sf of retail space and has 452 parking spaces.
2. Our proposal for an additional 6,000 sf of retail space appears to meet curring planning standards for our Mixed Use zone district. The height limit is 35 feet with an optional approval for 40 feet.
3. Our proposal will require a Major Conditional Use Permit (CUP) processed through the City Planning Department. Approximate City fees for this application will be \$15,000. An application package for this submittal including Civil Engineering, Architecture and Soils Engineering could be over \$50,000 in fees.
- 4 Information provided by staff subsequent to our meeting indicates that a traffic study will be required.

During our meeting, we also discussed with Staff the opportunity to add a residential component to the second floor of the commercial building. This could include up do a dozen single bedroom units with a size of approximately 800 sqare feet each.

Thank you for this opportunity to be of service. Please contact us if you have any questions.

Sincerely;

**Garing Taylor & Associates**



Jeffrey J. Emrick, P.E., Arch.

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