



CITY OF ATASCADERO

In accordance with City Council Resolution No. 2022-068 and the requirements of AB 361, the Design Review Committee Meeting will not be physically open to the public and Committee Members will be teleconferencing into the meeting.

INTERESTED INDIVIDUALS are invited to participate through the Zoom platform using the link below and will be given an opportunity to speak in favor or opposition to the project or may call 669-900-6833 to listen and provide public comment via phone.

HOW TO SUBMIT PUBLIC COMMENT:

To provide written public comment, please email comments to: drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. Comments will be forwarded to the Design Review Committee and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as part of the record of the meeting. Please note, email comments will not be read into the record. All comments received may become part of the public record and are subject to the Public Records Act.

To join the virtual meeting:

Zoom Link

<https://us02web.zoom.us/j/81712225756>

Meeting ID: 817 1222 5756

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, October 13, 2022
2:00 P.M.**

**City Hall
6500 Palma Avenue
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Heather Newsom
Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

- 1. APPROVAL OF THE SEPTEMBER 29, 2022 DRAFT MINUTES.**



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DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A SONIC BURGER AT 4500 SAN PALO ROAD

The proposed project includes a request for a drive-thru restaurant in a previously approved drive-thru location (KFC) at 4500 San Palo Road (APN 049-225-011) for a new Sonic Drive-In Restaurant.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE22-0076)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, October 27, 2022, at 2:00 p.m.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



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CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, Sept 29, 2022 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Newsom called the meeting to order at 2:00 p.m.

ROLL CALL

Present:

By Teleconference

Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof
Vice Chairperson Susan Funk
Chairperson Heather Newsom

Absent:

None

Others Present:

By Teleconference - Recording Secretary, Annette Manier

Staff Present:

By Teleconference

Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Associate Planner, Mariah Gasch

Others Present:

By Teleconference

Armando Acevedo (representative for Giffin)
Travis Twining (business owner for Giffin)
Peter Laughlin

APPROVAL OF AGENDA

MOTION:

**By Vice Chairperson Funk and seconded by
Committee Member van den Eikhof to approve the
Agenda.**

Motion passed 5:0 by a roll call vote.

CONSENT CALENDAR

1. APPROVAL OF THE AUGUST 25, 2022 DRAFT MINUTES

MOTION: By Vice Chairperson Funk and seconded by Committee Member Baranek to approve the Consent Calendar.

Motion passed by 5:0 by a roll call vote.

PUBLIC COMMENT

None.

Chairperson Newsom closed the Public Comment period.

DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A BOBCAT EQUIPMENT DEALERSHIP AT 2600 EL CAMINO REAL

The proposed project includes a request to add a new outdoor sales lot and construction of a new 9,376 s.f. building on APN 049-201-014.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (USE22-0020).

Planner Gasch presented the staff report, and she and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Armando Acevedo, Pete Laughlin, and Travis Twining.

Mr. Acevedo and Mr. Twining answered questions raised by the Committee and by Pete Laughlin. Mr. Twining stated that this location will be more of a retail facility rather than a rental equipment facility. Back-up alarms will be minimal.

Chairperson Newsom closed the Public Comment period.

The Committee made the following recommendations:

Site Design

- Provide details on hours of operation, due to the residential neighborhood across the street.

Architecture & Design

- Provide details confirming that the roofs will be non-reflective in nature.
- Include light locations on the site plan and provide light specs. Lights must not glare on residents across the street.

Fencing & Screening

- Fence height exception shall allow a wrought iron fence along the front property line, and chain link along the sides within the front setback as proposed.
- Do not add slats to existing fence. Our code encourages landscaping instead of slats.
- Work with Fence Factory to remove razor wire on fence between the subject property and their site.

Landscaping

- Landscaping on the outside of the fence along the front sidewalk instead of the inside of the fence. Landscaping will be between the sidewalk and the fence.
- Additional landscaping and irrigation shall be added between the retention basin and the rear side of the new building as show in Attachment 3. Landscaping shall include the planting of a minimum of two 15-gallon Coast Live Oak trees. Trees will allow some visual break-up.

The Committee agreed to move the project forward to the Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member Schmidt asked a question about landscaping and the water shortage. Director Dunsmore addressed his question.

DIRECTOR'S REPORT

Director Dunsmore gave an update on the new Chipotle and Sonic Burger that will be on the next agenda. Director Dunsmore also gave an update on Objective Design Standards.

ADJOURNMENT– 3:40 p.m.

The next regular meeting of the DRC is scheduled for Thursday, October 13, 2022.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Design Review Committee

Staff Report – Community Development Department Sonic- 4500 San Palo Road

MEETING DATE	PROJECT PLANNER	APPLICANT / CONTACT		PLN NO.
10/13/22	Mariah Gasch	B&V ATOWN Enterprise INC		PRE22-0076
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
4500 San Palo Road	General Commercial (GC)	Commercial Tourist (CT)	049-225-011	0.96 Acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the proposal for a drive-thru restaurant in a previously approved drive-thru location and direct the applicant to make any modifications to the site or building design as necessary. 				
PROJECT DESCRIPTION				
<p>The applicant is proposing to renovate the existing drive-thru restaurant to accommodate a new tenant, Sonic Drive-In. The design includes the conversion of the existing KFC Restaurant, addition of outdoor dining areas, and a metal canopy for 6 parallel parking spots.</p>				
ENVIRONMENTAL DETERMINATION – To Be Determined				
<p><i>The City of Atascadero’s environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental determination should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	



DISCUSSION:

Project History

The subject property is the site of the former KFC drive-thru Restaurant. KFC was approved through a Precise Plan in 1999 and remained in this location until its closure in 2021. Atascadero Municipal Code (AMC) 9-2.118 allows a use authorized through a Precise Plan to continue as long as it does not remain vacant for more than 24 consecutive months. Since it has been less than 24 months since the former restaurant left, Sonic's proposed drive-thru can continue under KFC's original approval.

Project Description / Summary

The subject site is approximately 0.96 acres in size. The applicant proposes to convert an existing 3,520 square foot drive-thru restaurant into a 3,095 square foot drive-thru with a 445 square foot open porch. The site has a total of 24 parking spaces.

Analysis

Site Design

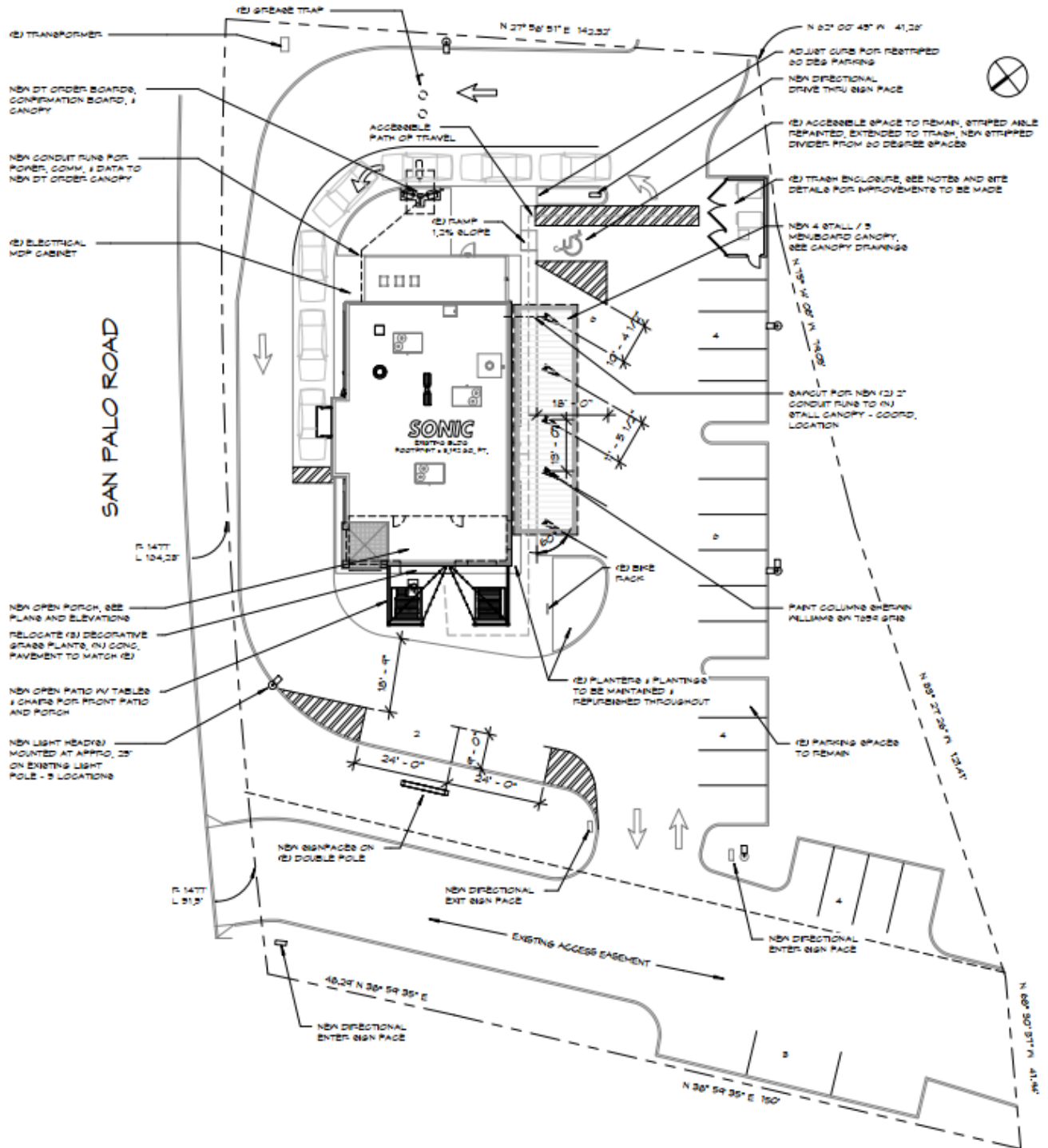
The project is accessible from a single entrance off San Palo Road. Sonic will continue to utilize the existing drive through lane that wraps the building. The drive-thru lane has the capacity for seven cars to queue at one time before conflicting with the parking lot. The applicant will also be adding a new canopy above an additional five parking stalls for drive up service. This allows customers to park, order, and have their food delivered directly to their car. While Sonic is known for having roller skating employees delivering food, it is not a requirement of the franchise and is up to individual franchisees to determine if they want to take on liability. The applicant is also proposing to remodel a portion of the existing restaurant into an outdoor covered porch area with tables for dining.

Landscaping

Landscaping for this project is existing and is to be maintained. The applicant is proposing to remove dead material and replace it with like kind. Existing plants will be pruned to maintain an orderly appearance. Areas that have become barren where mulch should be will be covered with new mulch to match what is existing. Three decorative grass plants will be relocated from the front of the site to the side of the building to accommodate open porch. Staff will require a Planning Inspection prior to finaling the building permit to ensure that landscaping is sufficient and remains maintained during construction.



Site Plan



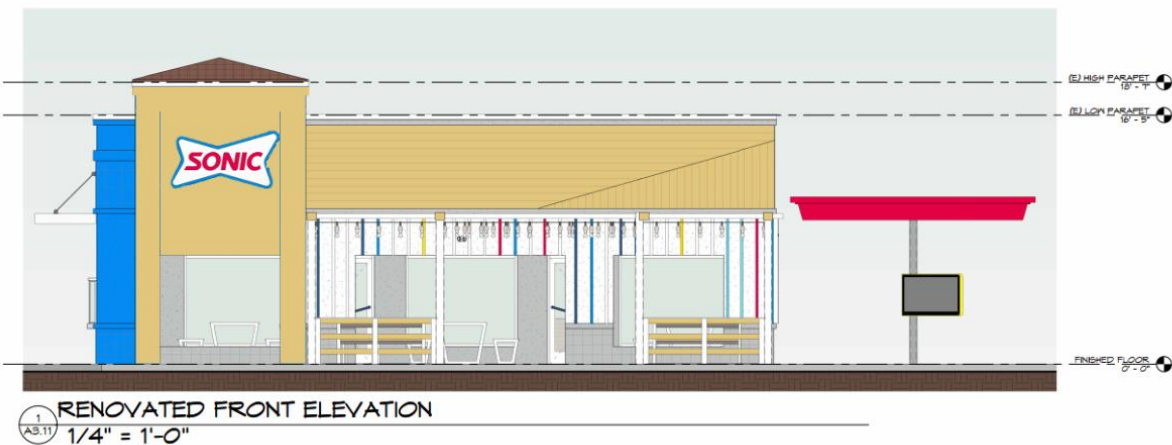
Architectural Design and Colors

The fast food restaurant is designed with a contemporary architectural style. Sonic's modifications to the site will enhance the building's appearance. A portion of the interior will be removed and converted into an exterior patio space with tables and strings lights overhead. The applicant will also be adding a new canopy over the proposed drive up ordering parking spaces. This canopy will be bright red to match Sonic's retro aesthetic. The renovated front elevation includes Sonic's signature blue color on stucco, light tan/ yellow horizontal siding mixed with a corner of vertical siding, and white and gray stucco. The façade also includes multi-color vertical battens to create a stripe effect on the middle of the building. The south side elevation, opposite Highway 101, has a similar color and material scheme. The drive-thru side is also similar with more blue stucco and a smaller amount of yellow vertical siding. This side also includes Sonic's cherry logo. Finally, the rear of the building, which will only be visible from the drive-thru, will be a light gray, matching the gray used on the rest of the building.

Staff recommends the following changes:

1. Change the color of the front stucco on the building to yellow to match the proposed siding. Blue may remain on the northern side of the building.
2. The new red canopy shall be altered to be slanted as shown in the following Reference Image. This will enhance the retro style of the business and add architectural interest to the site.

Staff's proposed color changes



ITEM 2
Sonic Drive Thru
PRE22-0076 / B&VATOWN Enterprises. INC.



2 RENOVATED RIGHT SIDE ELEVATION



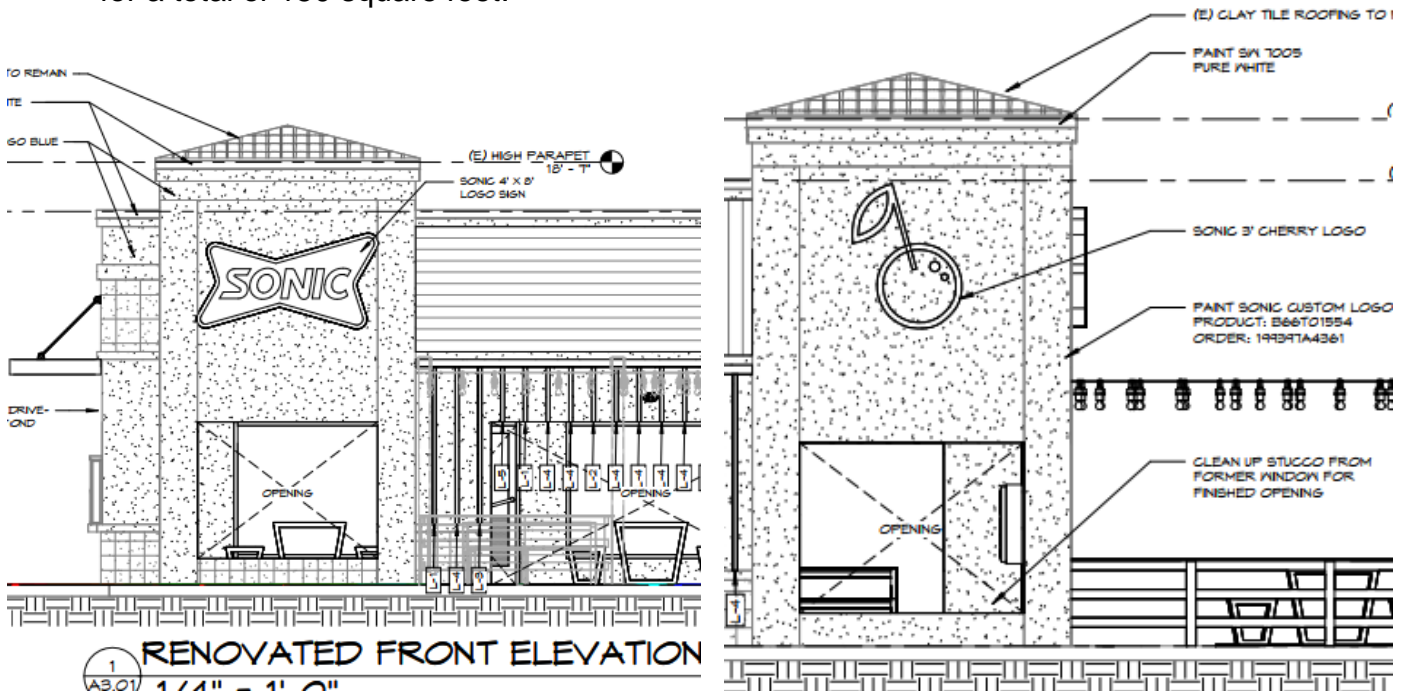
2 RENOVATED LEFT SIDE ELEVATION





Signs

The site has an existing double-sided pylon sign that is to remain and be refaced. The approximate size of each side is 6 feet by 12 feet. Four existing directional signs will be replaced with new directional signs. The applicant is proposing one new four feet by eight feet “Sonic” logo wall sign on the front of the buildings and one new three-foot-tall cherry sign. The existing freeway facing pylon sign will be refaced with Sonic’s logo. The Commercial Tourism (CT) zoning district limits overall signs to 150 square feet. Without including the building colors, the proposal consists of 32 square feet of sign area for Sonic logo, 112 square feet for the pylon sign, and estimated 6 ft for cherry logo for a total of 150 square feet.



DRC DISCUSSION ITEMS:

1. Color of tower on front elevation
2. Angle of the carhop roof slant

ATTACHMENTS:

1. Notice of Action
2. Site Plan
3. Architectural Plans
4. Signs



Attachment 1: Notice of Action
PRE22-0076

DRC NOTICE OF ACTION

- Conditions of Approval:
1. Paint the front stucco on the building yellow to match the proposed siding. Blue may remain on the northern side of the building.
 2. The new red canopy shall be altered to be slanted as shown in the Attachment 6. This will enhance the retro style of the business and add architectural interest to the site.

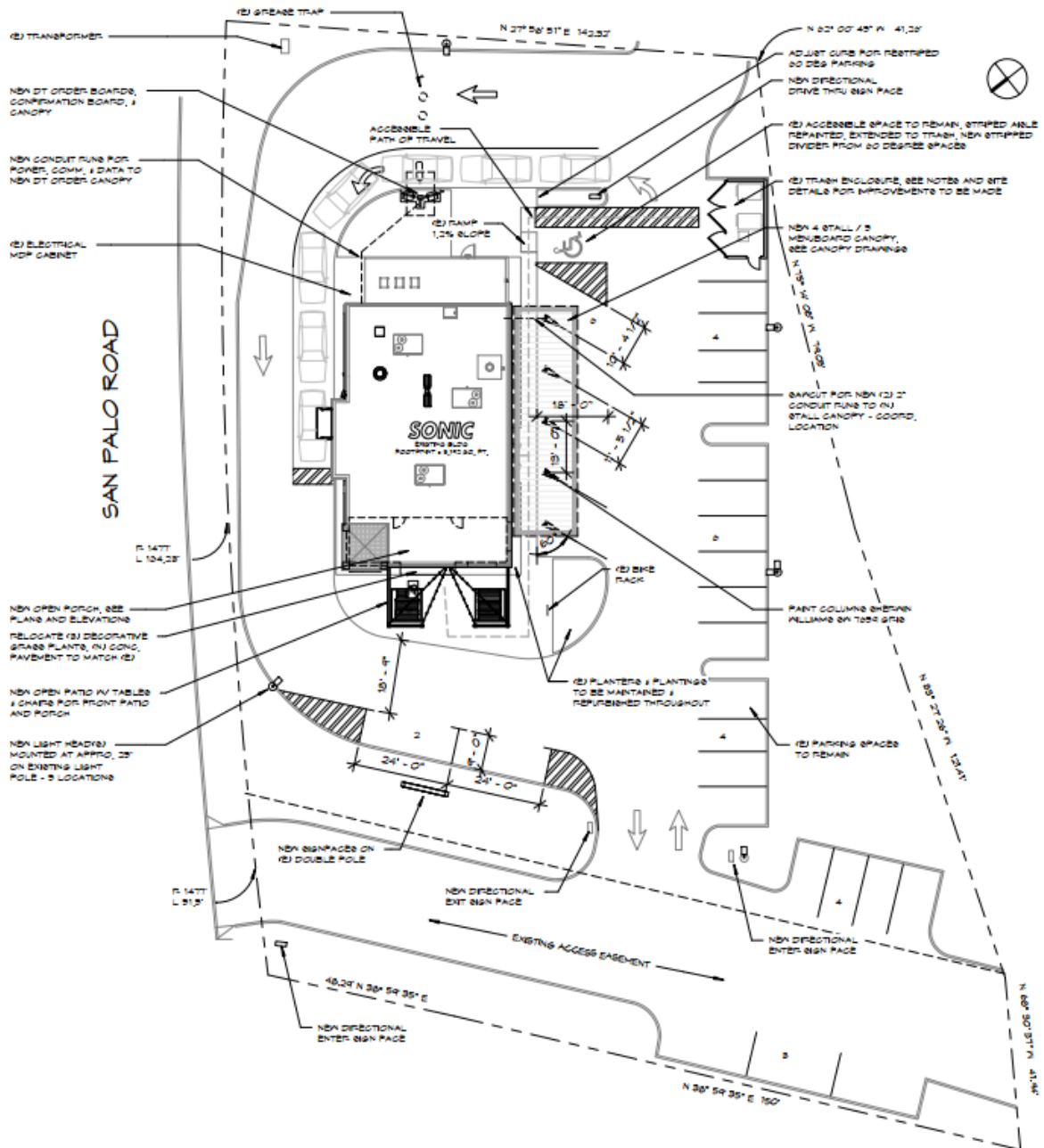
Action/ Decision Summary: *To be recorded at meeting conclusion*

Meeting Date: October 13, 2022

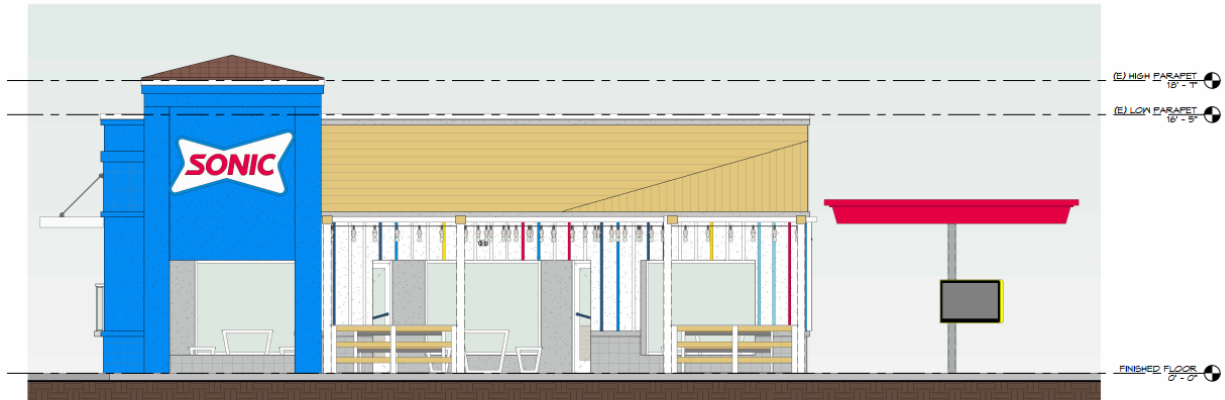
Project Planner: Mariah Gasch
Associate Planner



Attachment 2: Site Plan
PRE22-0076



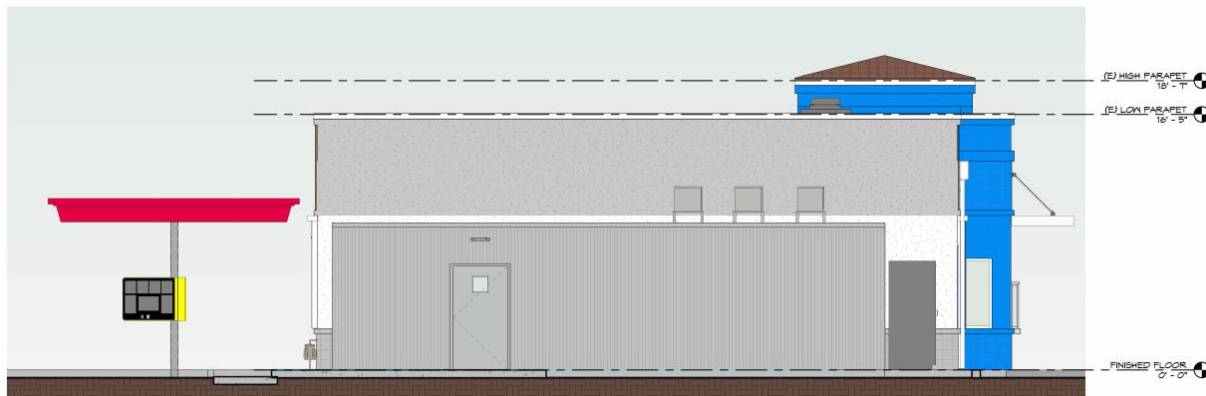
Attachment 3: Architectural Plans
PRE22-0076



1 RENOVATED FRONT ELEVATION
AS.11 1/4" = 1'-0"



2 RENOVATED LEFT SIDE ELEVATION
AS.12 1/4" = 1'-0"

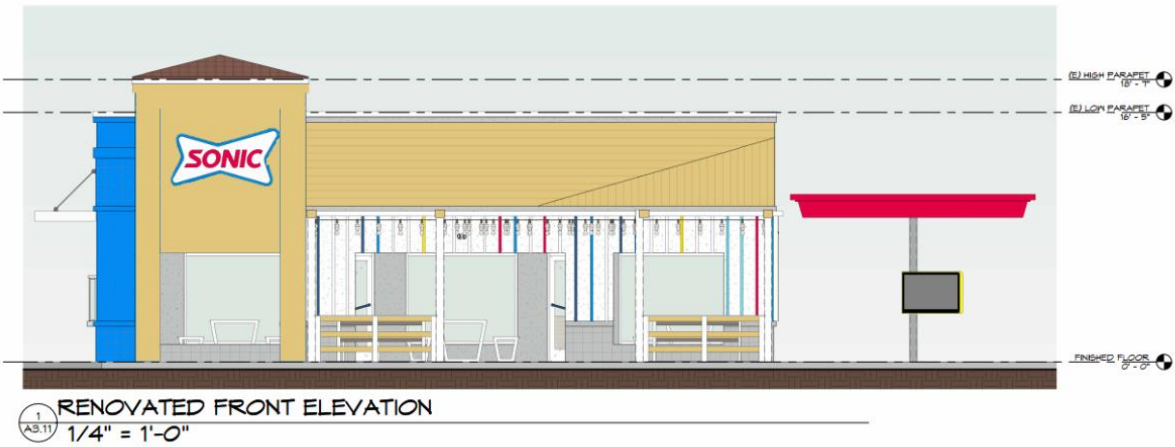


1 RENOVATED REAR ELEVATION
AS.12 1/4" = 1'-0"

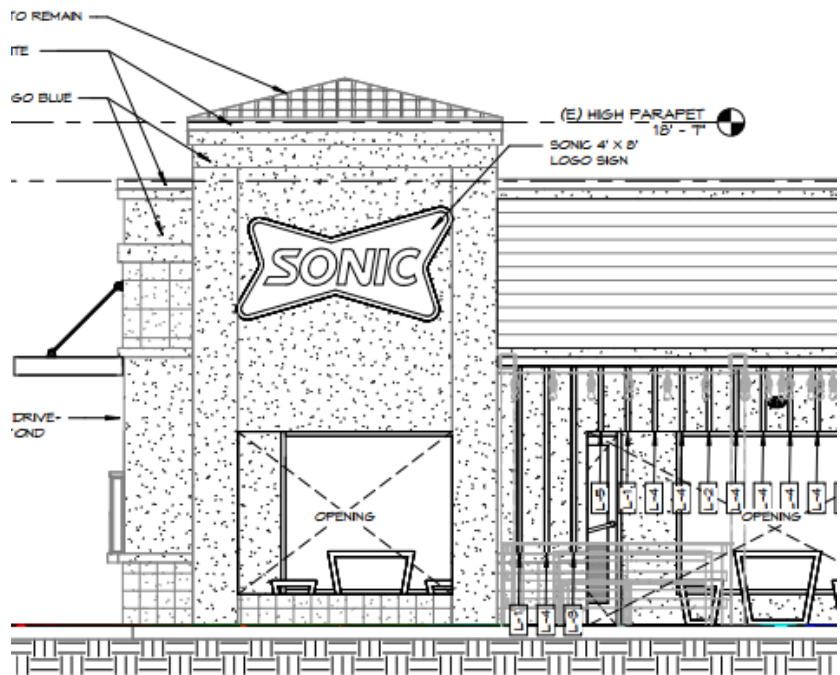
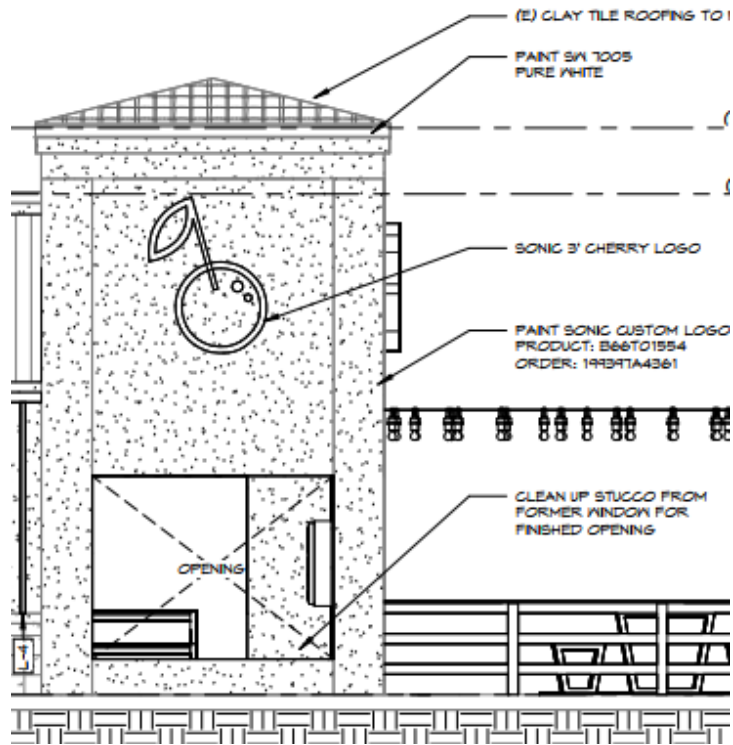




Staff's Recommendation

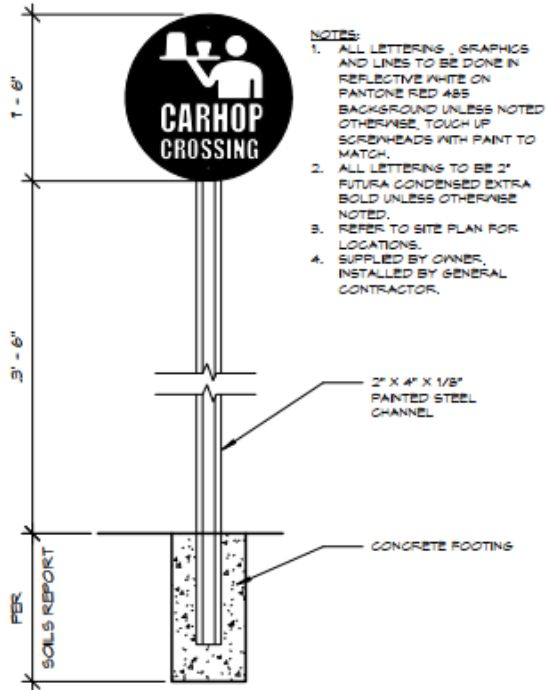


Attachment 4: Signs
PRE22-0076



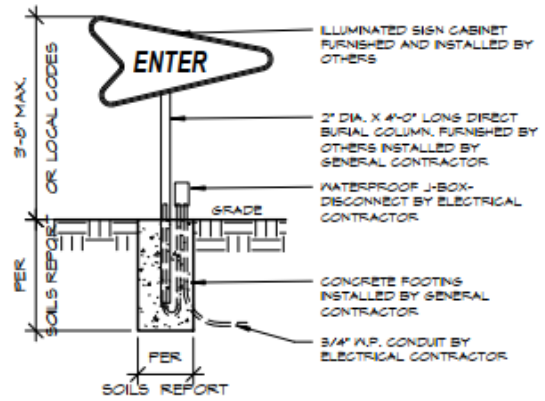
1 RENOVATED FRONT ELEVATION
 A3.01 1/4" = 1' 0"





CAR HOP SIGNAGE

2) 1" = 1'-0"



ENTER/EXIT SIGN

4) A1.02 1/2" = 1'-0"



Attachment 6: Reference Image
PRE22-0076

