



APPROVED

PSD OCT 13 2022

**CITY OF ATASCADERO
PLANNING**

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

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

Annette Manier, Recording Secretary
Administrative Assistant

Adopted 10/13/22