



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 27, 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 OCTOBER 13, 2022 DRAFT MINUTES.**



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DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A CHIPOTLE RESTAURANT AT 6435 MORRO ROAD

The proposed project includes a request for a drive-thru restaurant in a previously approved drive-thru location (A&W) on APN 030-212-028, 029.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE22-0082)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, November 10, 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.



<http://www.facebook.com/planningatascadero>



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CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, October 13, 2022 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Vice Chairperson Funk called the meeting to order at 2:04 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

Absent: Chairperson Heather Newsom

Others Present: **By Teleconference** - Recording Secretary, Jessica Applegate

Staff Present: **By Teleconference**
Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Associate Planner, Mariah Gasch

Others Present: **By Teleconference**

APPROVAL OF AGENDA

MOTION: **By Committee Member Schmidt and seconded by
Committee Member van den Eikhof to approve the
Agenda.**

***Motion passed 4:0 by a roll call vote.
(Chairperson Heather Newsom absent)***

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

MOTION: By Committee Member van den Eikhof and seconded by Committee Member Schmidt to approve the Consent Calendar.

*Motion passed by 4:0 by a roll call vote.
(Chairperson Heather Newsom absent)*

PUBLIC COMMENT

None.

Vice Chairperson Funk closed the Public Comment period.

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) on APN 049-225-011.

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

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:
Jimmy Mann (applicant), Orlando Delbert, Tobe Frangie

Vice Chairperson Funk closed the Public Comment period.

MOTION: By Committee Member van den Eikhof and seconded by Committee Member Baranek to approve the following staff recommendations:

1. The proposed canopy may be flat, as proposed.
2. The existing tower may be blue, as shown in Exhibit A.
3. The applicant shall work with staff to determine appropriate signage and striping to direct traffic, reducing negative impacts on adjacent properties.
4. Staff shall consult with emergency services to determine traffic control measures.

*Motion passed by 4:0 by a roll call vote.
(Chairperson Heather Newsom absent)*

This project will not move forward to the Planning Commission and can move to building permits.

COMMITTEE MEMBER COMMENTS AND REPORTS

Vice Chairperson Funk commented on recent City Council meeting presentations regarding downtown economic development, plan check process and time frames.

Committee member Schmidt commented on ADU ordinances.

DIRECTOR'S REPORT

Director Dunsmore gave an update on the new Chipotle, General Plan and ADU stock plans.

ADJOURNMENT – 3:28 p.m.

The next regular meeting of the DRC is scheduled for Thursday, October 27, 2022.

MINUTES PREPARED BY:

Jessica Applegate, Recording Secretary
Administrative Assistant



Atascadero Design Review Committee

Staff Report – Community Development Department ***Chipotle- 6435 Morro Road***

MEETING DATE	PROJECT PLANNER	APPLICANT / CONTACT		PLN NO.
10/27/22	Mariah Gasch	Callie Huff		PRE22-0082
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
6435 Morro Road	General Commercial (GC)	Commercial Tourist (CT)	030-212-028 & -029	0.72 Acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> 1. Review the proposal for a drive thru restaurant in a previously approved drive-through 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-through restaurant to accommodate a new tenant, Chipotle. The design includes the conversion of the previous A&W Restaurant, addition of outdoor dining areas, and an expansion to existing trash enclosure facilities.</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

The subject property is the site of the former A&W Drive-through Restaurant. Del Taco was the original tenant when the building was constructed in 1989. A Precise Plan was approved for the drive-through use in 1986. 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. A&W closed in February 2022. Since it has been less than 24 months since the former restaurant left, Chipotle's proposed drive-through can continue under the original approval.

History

Project Description / Summary

The subject site consists of two parcels and is approximately 0.72 acres in size total. The applicant proposes utilize an existing 1,938 square foot (SF) drive-through restaurant while adding outdoor seating. The site will have a total of 22 parking spaces upon completion as well as an expanded trash enclosure.

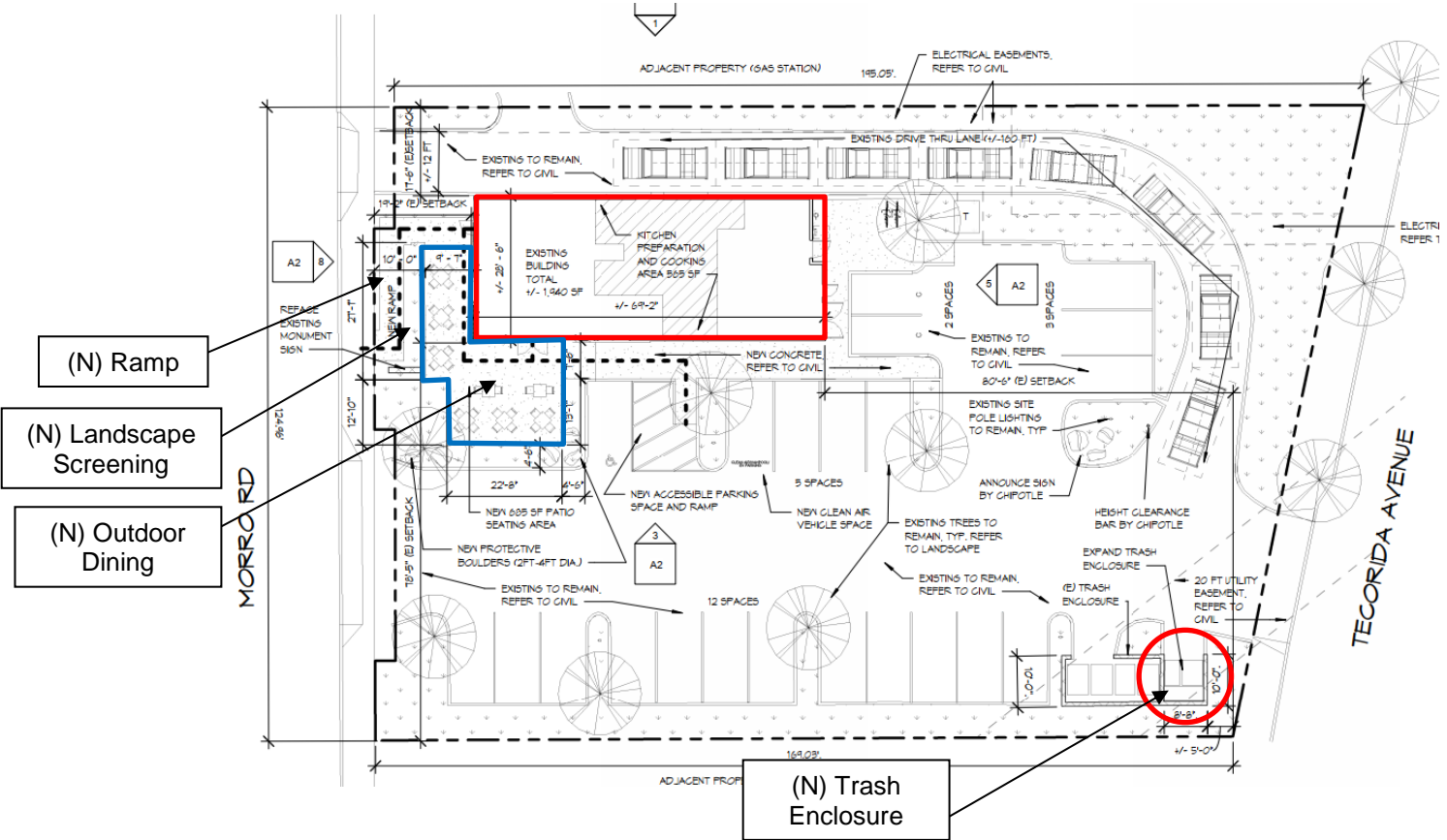
Analysis

Site Design

The project is accessible from Morro Road and Tecorida Ave. There is a second exit onto Morro Road that may only be accessed through the drive-through lane. The drive-through lane has the capacity for eight cars to queue at one time before conflicting with the parking lot. The applicant is also proposing to add a new 685 SF patio seating area along Morro Road. A new ramp will be added leading from the public right-of-way on Morro Road to the new outdoor dining area. This dining area will be screened from Morro Road by a new landscape planter. The project is located on two separate parcels with the building primarily on one and the parking lot primarily on the other. In order to ensure that the project continues to be utilized as approved, staff has added a condition that the lots be merged prior to issuing a building permit for any onsite improvements.



Site Plan



Landscaping

Landscaping for this project is existing and is to be maintained. Removal of dead or missing landscaping will be required as part of the construction permit. Replanting will need to incorporate drought tolerant species. Existing plants will need to 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. New landscaping will be added around the outdoor patio seating area for appearance and additional screening from the parking lot. Staff will require a Planning Inspection prior to granting final occupancy and completion of the building permit to ensure that landscaping is sufficient remains maintained during construction.

Architectural Design and Colors

The fast food restaurant is designed with a modern architectural style. Chipotle's modifications to the site will enhance the building's appearance. The existing mansard style roof will be removed and replaced with a new flat roof with parapet walls including a grey cement plaster finish. A metal panel will be added between the walls and roof to break up the straight lines of the building and incorporate various materials. The footprint and exterior walls of the building will generally remain, but with substantial appearance changes. The walls of the building will have a plaster finish and be dark grey in color. Existing door and window frames will be replaced with dark bronze aluminum frames. Aluminum tubes will be installed on the front (Morro Road facing) and side (parking lot



facing) exterior walls. These will act as an architectural feature to break up the dark building color. The applicant has not provided a complete sign submittal. Signs will be required to comply with Atascadero Municipal Code standards at the time of building permit submittal. In addition to building changes, the applicant is proposing to expand the existing trash enclosure. Staff has added a condition that the trash enclosure addition match what is existing.

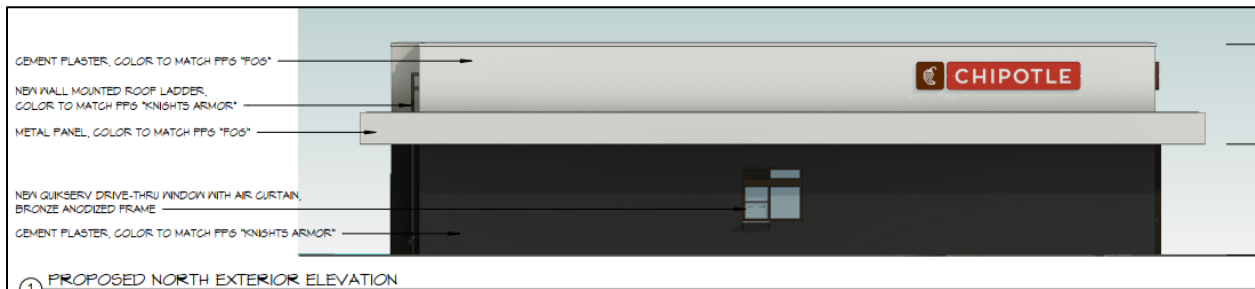
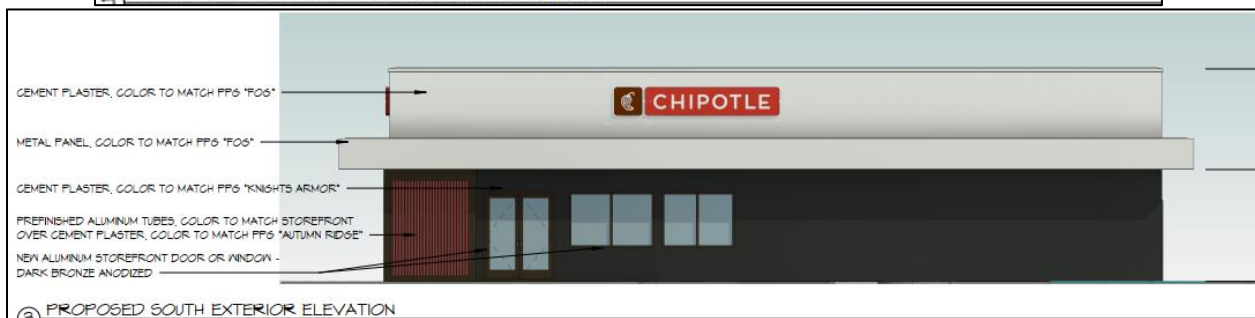
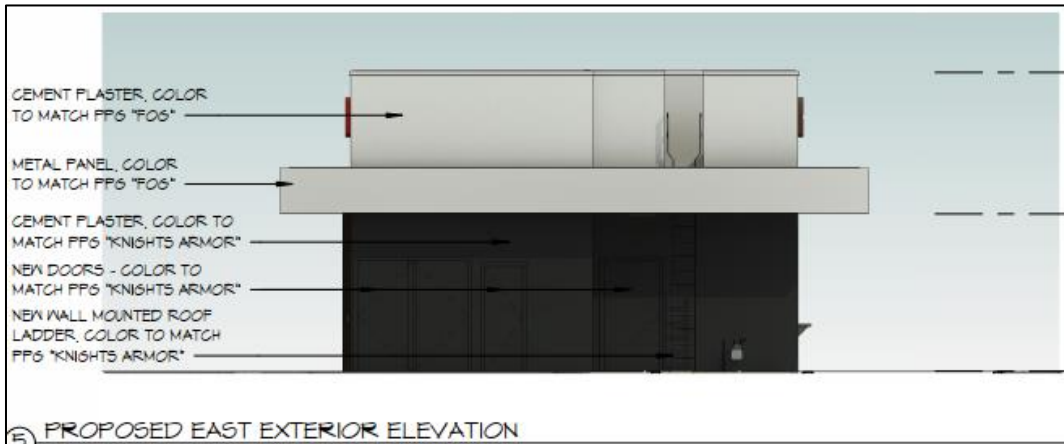
Existing Appearance



Proposed new building appearance

Elevations





DRC DISCUSSION ITEMS:

1. Site Design
2. Architectural Colors and Design

ATTACHMENTS:

1. Notice of Action
2. Site Plan
3. Architectural Plans
4. Floor Plan
5. Landscape Plan



Attachment 1: Notice of Action
PRE22-0082

DRC NOTICE OF ACTION

Conditions of Approval:

1. The owner shall merge APNs 030-212-028 & -029 prior to building permit issuance for any improvements onsite.
2. A Planning Inspection prior to finaling the building permit to ensure that landscaping is sufficient and remains maintained during construction.
3. Signs will be required to comply with Atascadero Municipal Code standards at the time of building permit submittal.
4. Colors and materials of the trash enclosure addition match what is existing.

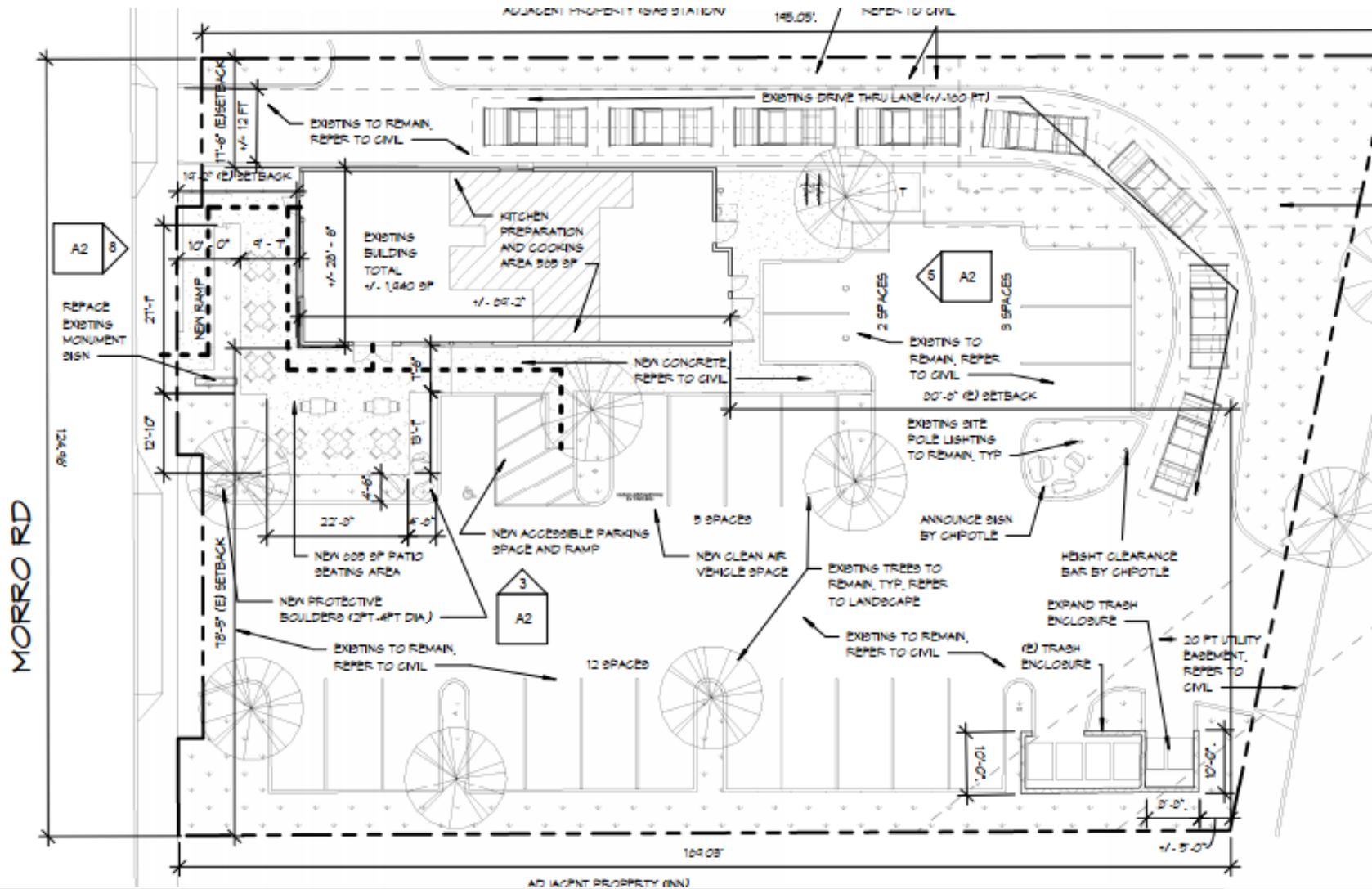
Action/ Decision Summary: *To be recorded at meeting conclusion*

Meeting Date: October 27, 2022

Project Planner: Mariah Gasch
 Associate Planner



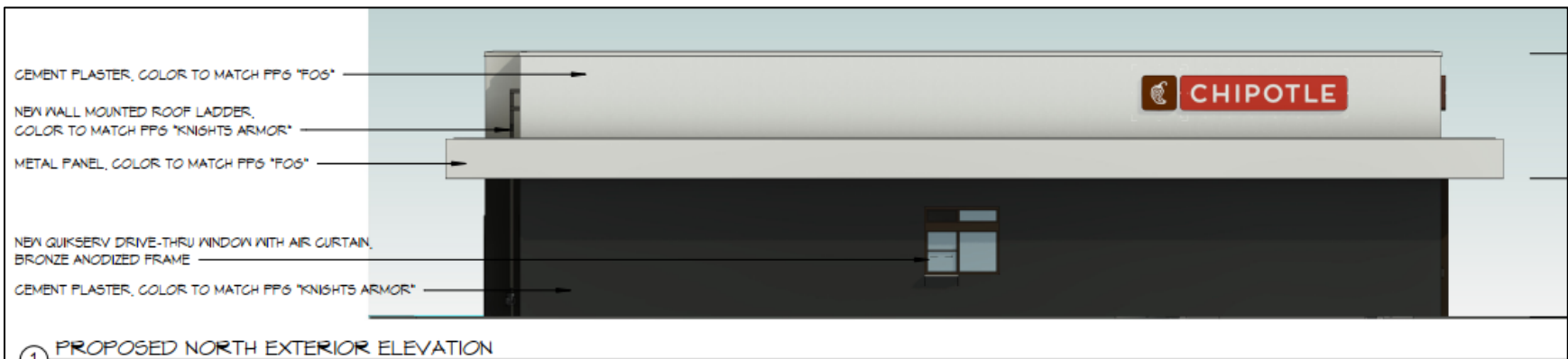
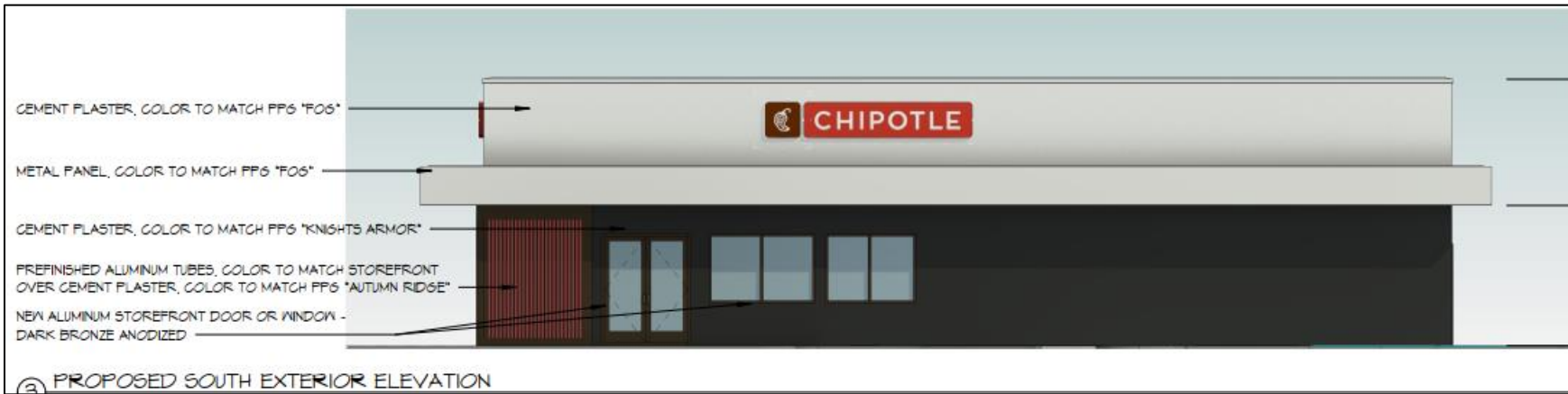
Attachment 2: Site Plan
PRE22-0082



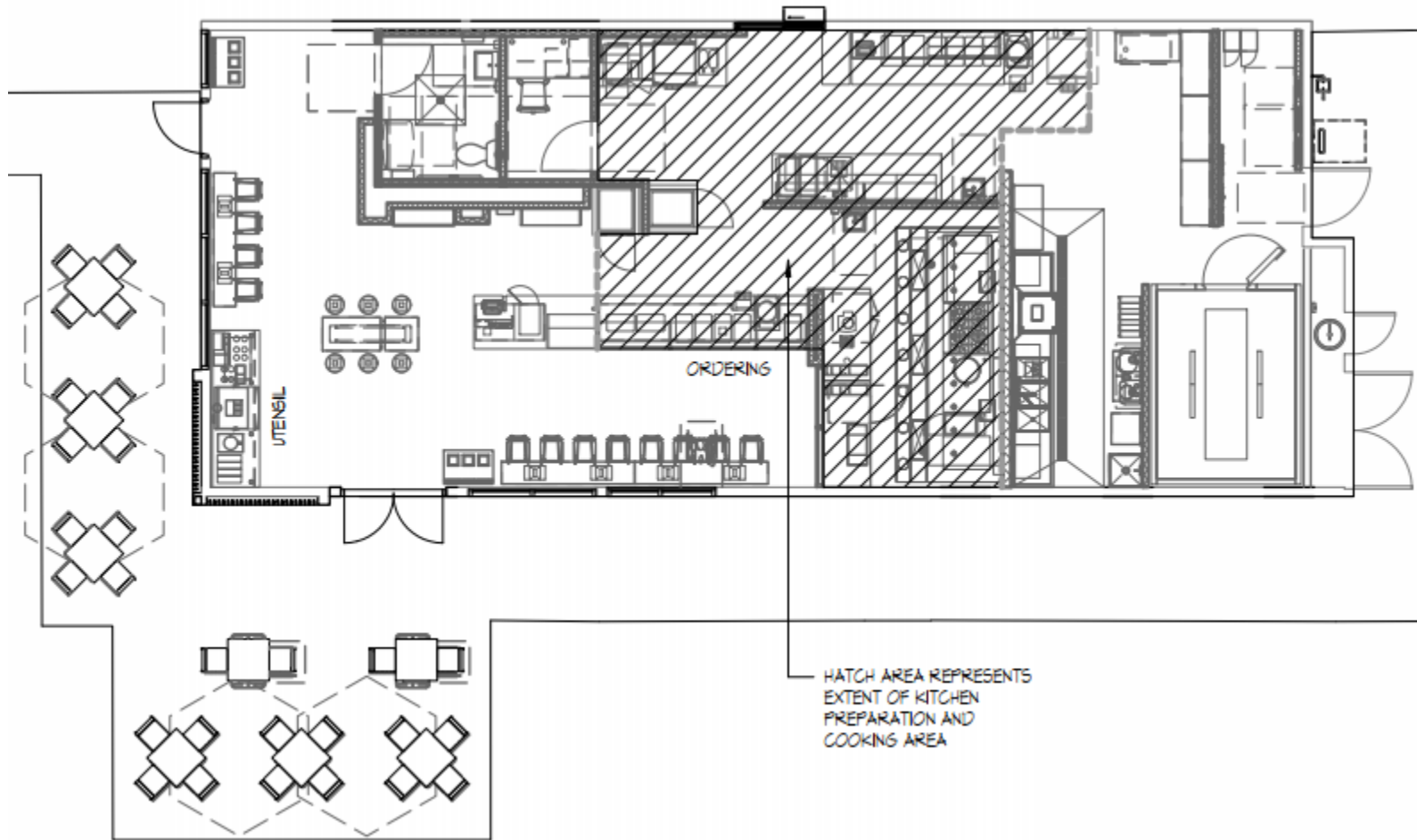
Attachment 3: Architectural Plans
PRE22-0082



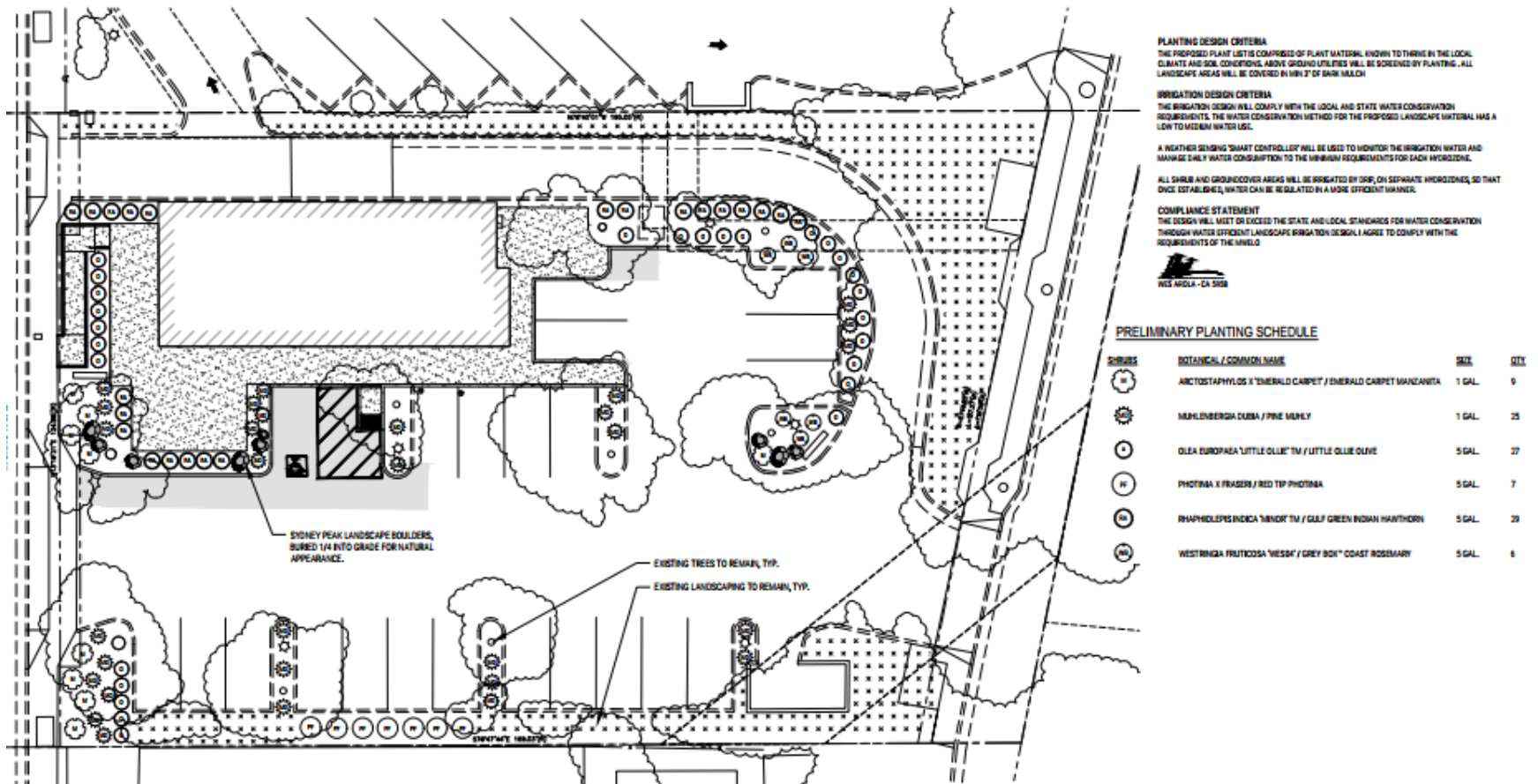
ITEM 2
Chipotle Drive-Through
PRE22-0082 / Huff



Attachment 4: Floor Plan
PRE22-0082



Attachment 5: Landscape Plan
PRE22-0082



PLANTING DESIGN CRITERIA
 THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. ABOVE GROUND UTILITIES WILL BE SCREENED BY PLANTING. ALL LANDSCAPE AREAS WILL BE COVERED IN MIN. 2" OF BARK MULCH.

IRRIGATION DESIGN CRITERIA
 THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE PROPOSED LANDSCAPE MATERIAL HAS A LOW TO MEDIUM WATER USE.

A WEATHER SENSING "SMART CONTROLLER" WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

COMPLIANCE STATEMENT
 THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE ANR/CD.



PRELIMINARY PLANTING SCHEDULE

SYMBOLOGY	BOTANICAL / COMMON NAME	SIZE	QTY
(Symbol: Circle with crosshairs)	ARCTOSTAPHYLOS s 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.	9
(Symbol: Circle with dots)	HEMILENBERGIA DUBIA / PINE SISKIYOU	1 GAL.	25
(Symbol: Circle with horizontal lines)	OLEA EUROPAEA 'LITTLE OLIVE' TM / LITTLE OLIVE OLIVE	5 GAL.	27
(Symbol: Circle with vertical lines)	PHYTOLIA s FRASER / RED TIP PHYTOLIA	5 GAL.	7
(Symbol: Circle with diagonal lines)	RHAPHIDOLEPIS INDICA 'MINOR' TM / CALIF GREEN INDIAN HAWTHORN	5 GAL.	29
(Symbol: Circle with concentric circles)	WESTRINGIA FRUTICOSA 'YESSIE' / GREY BOX™ COAST ROSEMARY	5 GAL.	6

