ACTION MINUTES
Regular Meeting - Thursday, December 15, 2011
3:30 P.M.

City Hall Conference Room 5
6907 El Camino Real, Atascadero, California

CALL TO ORDER – 3:30 p.m.

Chairperson Fonzi called the meeting to order at 3:32 p.m.

ROLL CALL

Present: Chairperson Fonzi, Committee Member Kelley, Committee Member Ward
Absent: Committee Member Cooper
        Committee Member DeCarli

(Committee Member DeCarli joined the meeting at 3:35 p.m.)
(Committee Member Cooper joined the meeting at 3:40 p.m.)

Recording Secretary: Community Development Director Warren Frace
Staff Present: Warren Frace, Community Development Director
              Callie Taylor, Associate Planner
Others Present: Greg Smith
               Victor Montgomery
               Tim Walters
               14 public members attended the meeting.

APPROVAL OF AGENDA

MOTION: By Committee Member Ward seconded by Committee Member Kelley to approve the Agenda.

Motion passed 3:0 by a roll-call vote. (Cooper, DeCarli Absent)

PUBLIC COMMENT
None
CONSENT CALENDAR
(All items on the consent calendar are considered to be routine and non-controversial by City Staff and will be approved by one motion if no member of the Committee or public wishes to comment or ask questions.)

1. APPROVAL OF THE ACTION MINUTES OF DECEMBER 1, 2011.

MOTION: By Committee Member Kelley and seconded by Committee Member Ward to approve the consent calendar.

Motion passed 3:0 by a roll-call vote. (Cooper, DeCarli Absent)

(Committee Member DeCarli joined the meeting at 3:35 p.m.)
(Committee Member Cooper joined the meeting at 3:40 p.m.)

DEVELOPMENT PROJECT REVIEW

2. PLN 2008-1280, EAGLE RANCH
Second DRC review of Eagle Ranch Specific Plan. Associate Planner Taylor presented the Staff Report which listed the specific review items listed below:

1. Plan changes since last DRC meeting
2. San Rafael lots design issues
3. Village site plan
4. Affordable Housing
5. Farm animal regulations

Victor Montgomery brought up school issues. He also discussed that no farm animals will be permitted on lots in the development. There would be a common stable to keep horses on the ranch.

Bob Kelley thought horses might be a good sales feature on the larger lots; larger than 1 acre.

Victor Montgomery discussed the cattle operation in the open space areas.

Chuck Ward stated that large animals on private lots could be an issue and he thought that common stables were a good idea.

Christian Cooper agreed with Chuck Ward that a common stable was a good idea.

Susan DeCarli stated that lots larger than 2 acres should be able to have horses.

Roberta Fonzi thought that it should be an applicant decision.

Victor Montgomery presented options for the San Rafael area:
   a. 2 acre lots (-33 lots)
   b. ½ acre lots with same frontage width (- 25 lots)
   c. Small lots plus buffer (same lot count)
Chuck Ward thought the width of the lot was more important than the size.

Susan DeCarli thought wide lots and a buffer were possible.

Bob Kelley thought the current plan was unacceptable and that density should increase with distance. He thought Option A (2 acre lots) was the best; however, Option B (3/4 acre lots) might work. Kelley thought it was important to retain the rural character.

Roberta Fonzi liked Option A (2 acre) and thought the buffer could end up causing the project to look like a subdivision tract which would be totally out of character.

Christian Cooper likes either Options B or C.

Victor Montgomery discussed that public improvements drive density. He also discussed affordable housing and whether moderate income would represent little value. Applicant thinks existing lots should be exempt; recommends focusing on low and very low income units within the project.

Bob Kelley wondered about the affordable units being located near the school.

Victor Montgomery thought locating the affordable units near the school could be an issue.

Roberta Fonzi was concerned about concentrating the affordable units in one location.

Bob Kelley wanted to know what the HOA fees would be.

Chuck Ward thought the existing lots should be exempt from affordable housing.

Christian Cooper noted that the distribution of affordable units would be tricky.

Bob Kelley thought a self-help project might be possible.

Roberta Fonzi noted that the house design and appearance were important.

Susan DeCarli wondered if senior housing would be included in the project.

Victor Montgomery thought affordable housing would be desirable in the village.

It was stated that affordable housing should be located near the village services and that transit for low income is important.

**WRAP-UP**
Follow-up meeting is needed.

**COMMITTEE MEMBER COMMENTS AND REPORTS**
None
DIRECTOR’S REPORT
None

ADJOURNMENT – 5:00 p.m.

The next regular meeting of the Design Review Committee is scheduled for January 12, 2012.

MINUTES PREPARED BY:

Warren Frace, Community Development Director

Adopted 1-12-12