



CITY OF ATASCADERO

In accordance with City Council Resolution No. 2022-038 and the requirements of AB 361, the Design Review Committee Meeting will not be physically open to the public and Staff 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, June 16, 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 APRIL 28, 2022 DRAFT MINUTES



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DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A SHADE STRUCTURE AT 6040 EL CAMINO REAL

The proposed project includes a request to build an exterior shade structure for Colony Market on APN 031-191-001.

Recommendation: Staff requests the DRC approve the request. (PRE22-0052)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, June 30, 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, April 28, 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 2:05 p.m.

ROLL CALL

Present: **By Teleconference**
Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member van den Eikhof

Absent: Chairperson Heather Newsom (excused absence)

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

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

Staff Absent: None

Others Present: **By Teleconference**
Michael Shuford
Riley McInnis

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.
(Newsom absent)***

PUBLIC COMMENT

None

Vice Chairperson Funk closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF THE APRIL 14, 2022 DRAFT MINUTES**

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

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

DEVELOPMENT PROJECT REVIEW**2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A STORAGE CONTAINER AT 7130 SERENA COURT**

The proposed project includes a request to legalize a cargo container used as accessory storage on a single-family zoned lot, outside the City right-of-way.

Recommendation: Staff requests the DRC review plans for the legalization of a cargo container used as accessory storage on a single-family zoned lot. Direct the applicant to make any modification to the site or building design as necessary prior to requesting a building permit or direct the applicant to remove the container. (PRE21-0011).

EX PARTE

None

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

PUBLIC COMMENT

The following members of the public spoke during public comment: Mike Shuford and Riley McInnis.

Vice Chairperson Funk closed the Public Comment period.

The Committee deliberated on the item, and decided that the structure is not compatible or compliant in its existing location.

MOTION: By Committee Member van den Eikhof and seconded by Committee Member Schmidt to approve the following:

- Instruct the applicant to either apply for a building permit moving the structure outside of the right-of-way meeting the setback requirements and to include screening vegetation or;
- Demolition of the structure to be done within six months, and the construction within 6 months of receipt of the building permit (which should be applied for within 90-days.)

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

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member Schmidt is not in favor of cargo containers, and suggested that the City develop a more aggressive stance on these, and possibly go to Council for direction. He also suggested that this could be addressed in the upcoming General Plan.

DIRECTOR'S REPORT

Director Dunsmore gave an update on ADU stock plans and stated that the consultant is working on a brochure for the public.

Director Dunsmore gave an update on the Del Rio Marketplace/Valley Fresh Market, Barrel Creek, Dove Creek, Walmart, La Plaza, the Downtown Infrastructure Enhancement Plan, the Denny's property, and Galaxy Theatres.

The next meeting is scheduled for May 12th and we currently do not have any items ready, so that meeting may be cancelled.

ADJOURNMENT– 3:37 p.m.

The next regular meeting of the DRC is scheduled for Thursday, May 12, 2022.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Design Review Committee

Staff Report – Community Development Department

6040 El Camino Real Exterior Shade Structure

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
6/16/22	Bailey Sullivan Assistant Planner	Joanna & Shayne Wemple	PRE22-0052	
RECOMMENDATION				
<p><i>Staff Recommends to the DRC:</i> Approve the request for a 338-square-foot exterior shade structure (pergola) at Colony Market and Deli.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
6040 El Camino Real Atascadero, CA 93422	Downtown (D)	Downtown Commercial (DC)	030-191-001	0.16-acres
PROJECT DESCRIPTION				
The applicant is proposing to install a 338-square foot, exterior shade structure for outdoor seating at Colony Market and Deli.				
ENVIRONMENTAL DETERMINATION				
<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 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 CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class <u> 1 </u> CEQA Guidelines § 15301		<input type="checkbox"/> No Project - § 15268 Ministerial Project

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

DISCUSSION:

Project Description / Summary

The subject property is located at the corner of El Camino Real and Traffic Way and is zoned as Downtown Commercial (DC). Due to a concern of increase in heat, the applicant wishes to build a 338-square foot shade structure in the outdoor seating area of Colony Market. The shade structure is proposed to be 8 feet in height. Electrical service will be provided to the shade structure from the primary building through an underground connection. Concrete footing will be included at the bottom of the posts to anchor the structure in place. There will be a smooth transition from the decomposed granite surface to be ADA compliant. The structure will be set back 4-feet from the right-of-way.

Downtown Commercial District

The DC zoning district is *“intended to enhance the economic viability and pedestrian-oriented character of the downtown by encouraging a wide range of retail shops, including artisan craft sales and production; restaurants, entertainment facilities, lodging, and nonautomotive services”* (AMC 9-3.320(g)). The inclusion of a shade structure in a highly trafficked area will be beneficial to the economic viability and pedestrian-oriented character of downtown Atascadero. The pergola will provide additional comfort in an outdoor seating area and may attract potential customers. Shade is incredibly important, especially during hot summer months, and the implementation of a shade structure in a downtown restaurant will invite customers to stay downtown longer since they will be able to be comfortable outdoors.

Design

The proposed three hundred and thirty-eight (338) square-foot shade structure will be from the brand Linx Pergola. There will be six square posts made of Douglas Fir holding up the 13'x26' structure. The roof will be comprised of two 12'x12' shade cloths that are tethered to the structure, which will remain taut and limit flapping in the wind.

Example Shade Structure

The following shade structure is from downtown San Luis Obispo. The design is very similar to the one proposed for this project.





DRC DISCUSSION ITEMS:

1. Shade Structure design
2. Neighborhood compatibility

ATTACHMENTS:

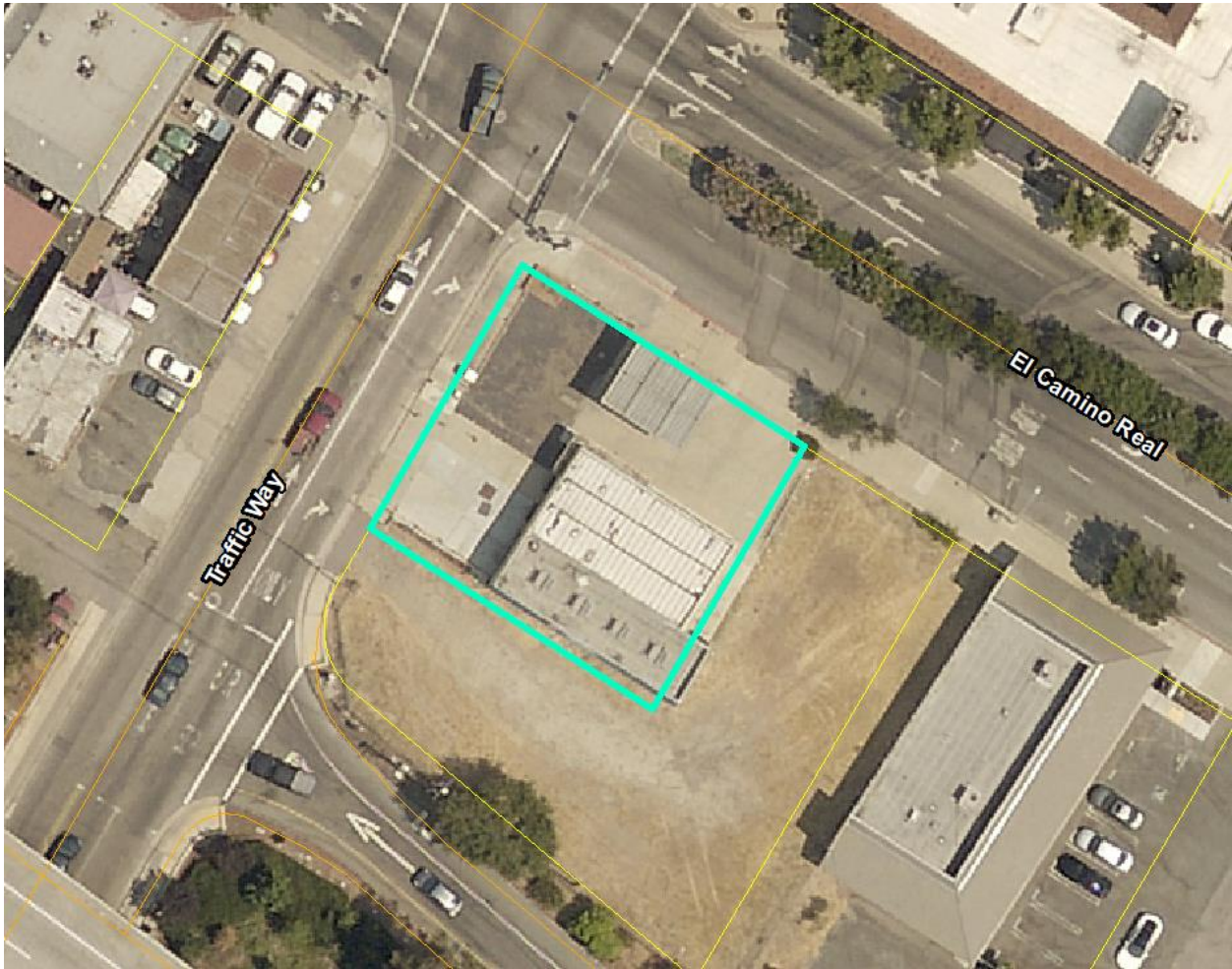
- Attachment 1: Aerial View
- Attachment 2: Site Photo Proposed Shade Structure Location
- Attachment 3: Aerial Proposed Shade Structure Location
- Attachment 4: DRC Action Form

EXHIBITS:

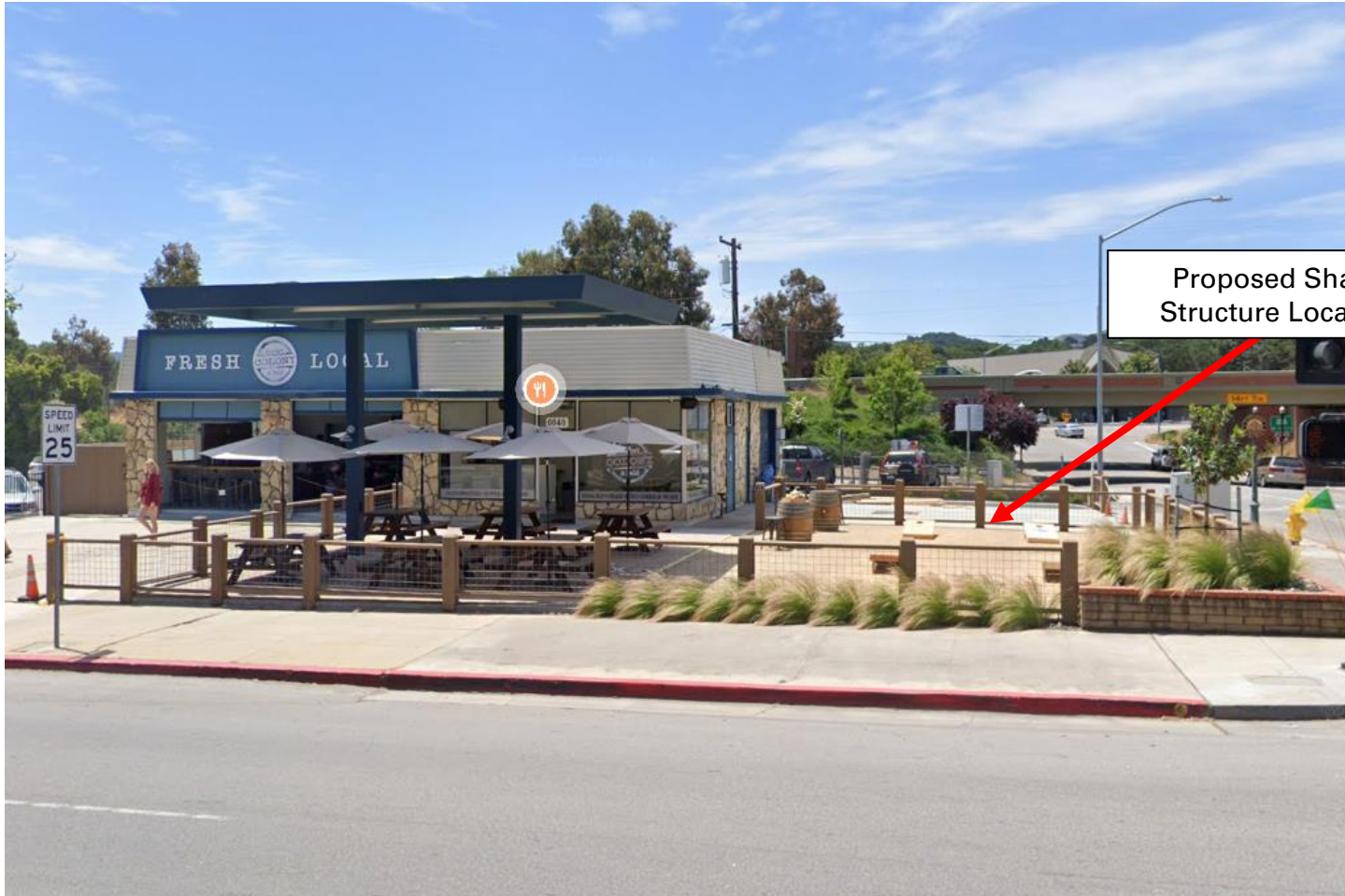
- Exhibit A: Shade Structure Example (San Luis Obispo)



Attachment 1: Aerial View
PRE22-0052



**Attachment 2: Site Photo Shade Structure Location
PRE22-0052**



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**Attachment 3: Aerial Proposed Shade Structure Location
PRE22-0052**



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**Attachment 4: DRC Action Form
PRE22-0052**



CITY OF ATASCADERO

Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

DRC Action Form

Project #: PRE22-0052

Project Title: 6040 El Camino Real Exterior Shade Structure

Planner/ Project Manager: Bailey Sullivan

DRC Review Date(s): 6/16/22

Final Action:

DRC

PC

CC

Conditions & Recommendations:

1. The shade structure should be complimentary to the existing downtown commercial building.
2. Any shade structure installed must be similar to Exhibit A.



Exhibit A: Shade Structure Example (San Luis Obispo)
PRE22-0052

