



APPROVED

AUG 25 2022

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

**Regular Meeting – Thursday, July 28, 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 2:01 p.m.

ROLL CALL

Present:

By Teleconference

Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member van den Eikhof
Vice Chairperson Susan Funk
Chairperson 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
Assistant Planner, Bailey Sullivan

Staff Absent:

None

Others Present:

By Teleconference

Preston Jones (PJ Designs)
Thomas Zaldivar
Devon Haggie
Ana Plotkin
Trista
Madeline Zalvidar
John Neil (Atascadero Mutual Water Co.)
Don McAdam (Southpaw Design)

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.

PUBLIC COMMENT

The following members of the public spoke during public comment: Devon Haggie and Thomas Zaldivar.

Staff and Chairperson Newsom addressed the comments made during public comment.

Chairperson Newsom closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF THE JUNE 16, 2022 DRAFT MINUTES

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

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

DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW 8-UNIT MULTI-FAMILY BUILDING AT 6855 ATASCADERO AVE.

The proposed project includes a request to construct a new 8-unit multi-family building and associated improvements for Michael Hawkins on APN 030-282-015.

Recommendation: Staff requests the DRC approve the request. (PRE22-0056).

Planner Gleason presented the staff report, and answered questions from the Committee. Planner Gleason stated that this project will not move forward to the Planning Commission, and if approved today, could move straight to building permits.

Chairperson Newsom asked if a ministerial action by the DRC could be appealed (a project that does not go to Planning Commission) and Director Dunsmore replied that yes, this is an appealable action. Any appealed action would be based on design.

Chairperson Newsom asked about the radius on noticing on this project. Planner Gleason stated it was noticed at 300-feet, and that we would need Council direction to do a larger radius mailing.

Chairperson Newsom stated for the record, that there is an emergency housing area that houses at-risk children nearby and she wants them to be notified of the project, and asked Director Dunsmore to look into this. She believes that if at-risk housing is near a proposed project, then a 1,000-foot radius should be used. She asked staff to ensure that this particular property gets notified.

PUBLIC COMMENT

The following members of the public spoke during public comment: Preston Jones (who shared a landscape plan as Exhibit A), Thomas Zaldivar, Devon Haggie, Ana Plotkin, Trista (no last name given), and Madeline Zaldivar.

Chairperson Newsom closed the Public Comment period.

The Committee recommended the applicant return with revised plans to include the following changes:

Site Design

- Bollards requirement will be a useful addition to provide protection.
- Move trash enclosure to new location as shown on Exhibit A.
- Solid fencing all the way around, no chain link.
- Designate patio area as a no smoking area.
- Developer, Contractor, and sub-contractors must follow City standards for construction noise and hours.
- If the applicant does two-bedroom units, then they can keep the two extra spaces.

Architectural Design

- 2nd story siding should wrap all sides of the building. Break up the long elevation.
- Recommend articulation in material and color.
- Curbs at the north side of the property line, or some barrier.
- At the back elevation, add laundry room window (shower-style) for ventilation.
- Stucco could be a sand finish or cantrel.
- Units 4 and 8 could lose the office space if the applicant chooses not to do a 2-bedroom unit, and move the laundry room closer to those units (gain 10 feet on the site, while losing accessory space). Could modify one or two units. If they do all two-bedroom apts., we could keep the spaces.
- Move building to come away from the two side property lines; lose one parking space.
- Not remove the two parking spaces near Navajoa to allow for the building to move up.

Landscaping

- Install additional vertical trees along northerly property line.
- Trees could be placed in the neighbor's yard for privacy as a good faith effort.
- Valley oak to be box-sized tree or similar.
- Solid fencing should be installed.
- Work with the neighbors as a good faith effort.

MOTION: By Committee Member Schmidt and seconded by Vice Chairperson Funk to continue the item to a date certain in August, re-notify the neighbors, expand the noticing to 1,000 feet, and request that the applicant (Mike Hawkins) be present for the next meeting.

*Motion passed by 4:1 by a roll call vote.
(van den Eikhof voted no)*

3. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF AN RV STORAGE LOT AT 6805 SYCAMORE ROAD.

The proposed project includes a request to add an RV Storage Lot to an existing site for VSM Leasing & Rentals, LLC on APN 028-121-001.

Recommendation: Staff requests the DRC review plans for a new business that includes outdoor Recreational Vehicle (RV) storage and direct the applicant to make any modifications to the site as necessary prior to proceeding to the Planning Commission for a review of a Conditional Use Permit. (USE21-0107)

Planner Gasch presented the staff report, and answered questions from the Committee. Planning Gasch stated that the DeAnza Trail will be realigned in Phase 1.

PUBLIC COMMENT

The following members of the public spoke during public comment: John Neil and Don McAdam.

Chairperson Newsom closed the Public Comment period.

The Committee agreed with staff's recommendations and added the following new recommendations:

- Interior landscape does not need to be installed. Landscape along frontage should be installed past the Raminha Construction site.
- Trail must remain suitable for equestrian use.
- The existing vinyl coated chain link fence may be relocated to the back of the site, along the Salinas River side.
- Angled barbed wire on top of the fence is appropriate for this site
- A low fence shall be added between the proposed De Anza Trail location and Sycamore Road. This fence shall be split rail or welded pipe fencing with a maximum height of 4 feet tall.
- Work together to ensure the front of the site has a better visual appearance to include staff working with the applicant to determine what species of plants will go on the site.
- Have a good buffer for security and ensure no hiding areas so as to deter an encampment.

This project will move forward to the Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member Schmidt made a statement regarding the State's position paper on SB9.

DIRECTOR'S REPORT

Director Dunsmore stated that we are moving forward with SB9 and ADU's on Tuesday to the Planning Commission. That project will then move on to City Council.

ADJOURNMENT- 5:33 p.m.

The next regular meeting of the DRC is scheduled for Thursday, August 11, 2022.

MINUTES PREPARED BY:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibit is on file in the Community Development Dept.
Exhibit A – Landscape Plan

Adopted 8/25/22

