

**APPROVED**

MAR 28 2024

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CITY OF ATASCADERO  
PLANNING

**CITY OF ATASCADERO  
DESIGN REVIEW COMMITTEE**

## MINUTES

**Special Meeting – Thursday, March 7, 2024 – 2:00 P.M.  
City Hall, Room 306 (and virtual)  
6500 Palma Avenue, Atascadero, CA 93422**

### **CALL TO ORDER – 2:00 p.m.**

Vice Chairperson Dariz called the meeting to order at 2:08 p.m.

### **ROLL CALL**

**Present:** Vice Chairperson Member Mark Dariz  
Committee Member Emily Baranek  
Committee Member Dennis Schmidt

**Absent:** Chairperson Susan Funk (*arrived at 2:16 p.m.*)  
Committee Member Jeff van den Eikhof

**Others Present:** Recording Secretary, Annette Manier

**Staff Present:** City Manager, Jim Lewis  
Senior Planner, Xzandrea Fowler  
Deputy Director of Community Development, Loreli Cappel  
Community Development Director, Phil Dunsmore (*via Teleconference*)  
Planning Manager, Kelly Gleason (*via Teleconference*)  
Associate Planner, Erick Gomez

**Others Present:** Kamal Patel, Capricorn Property Group  
Tom Sprinkle, Dunnigan Sprinkle Architects  
Larry Pace, Construction Project Manager  
Rob Polacek, Rose Bernard Studios (*via Teleconference*)

### **APPROVAL OF AGENDA**

**MOTION:** By Committee Member Schmidt and seconded by Committee Member Baranek to approve the Agenda.

***Motion passed 3:0 by a roll call vote.  
(van den Eikhof, Funk absent)***

## PUBLIC COMMENT

None

***Vice Chairperson Dariz closed the Public Comment period.***

## CONSENT CALENDAR

1. APPROVAL OF THE JANUARY 11, 2024 DRAFT MINUTES
2. ADOPT AMENDED 2024 MEETING SCHEDULE

**MOTION:** By Committee Member Baranek and seconded by Committee Member Schmidt to approve the Consent Calendar.

***Motion passed 3:0 by a roll call vote.  
(van den Eikhof, Funk absent)***

## DEVELOPMENT PROJECT REVIEW

3. 6005 EL CAMINO REAL (CARLTON HOTEL)

The proposed project includes a request to add ground floor guest rooms resulting in modifications to the exterior of the existing Carlton Hotel building on APN 029-342-023.

***Recommendation:*** Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0019)

City Manager Lewis spoke about the concepts provided. Planner Fowler provided a history on the building and presented the staff report.

*(Chairperson Funk arrived at 2:16 p.m. and stated that she would take over chairing the meeting.)*

Planner Fowler, Director Dunsmore, and Planning Manager Gleason answered questions from the Committee.

The Design Team (Kamal Patel, Tom Sprinkle, Larry Pace, and Rob Polacek) presented the project and answered questions from the Committee.

## PUBLIC COMMENT

The following members of the public spoke during public comment: Richard Wescott.

***Chairperson Funk closed the Public Comment period.***

**MOTION:** By Committee Member Dariz and seconded by Committee Member Schmidt to approve the project

**as recommended by staff with the proposed conditions as revised:**

- Applicant to work with staff to design a brow line along the Traffic Way frontage to create design symmetry if the final design necessitates the removal of awnings.
- Keep historic signs with restoration using upgraded technology to make it look like neon to keep the historical look.
- Parklet will not be part of the project.
- On the green wall, there shall be self-watering planters. If maintaining this wall poses a problem in the future, the applicant can work with staff on alternatives should they be required.
- Applicants to work with staff on the exterior of the glass block walls to make sure we have a process in place for a seasonal canvas or rotating exhibition of art.

***Motion passed 4:0 by a roll call vote.  
(van den Eikhof absent)***

Planner Fowler stated that this project will move on to the Planning Commission.

#### **COMMITTEE MEMBER COMMENTS AND REPORTS**

None.

#### **DIRECTOR'S REPORT**

Associate Planner Gomez provided a description on upcoming projects scheduled for DRC (Traffic Way telecom tower, and two industrial buildings on El Camino Real). Deputy Community Development Director Cappel gave an update on the following projects: RFQ's for the Centennial Plaza lot, the Mattson project, Storylabs, Kmart, Beach & Biscuits, and Colony Square.

#### **ADJOURNMENT– 4:02 p.m.**

The next regular meeting of the DRC will be announced.

#### **MINUTES PREPARED BY:**



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Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 3-28-24