



**APPROVED**

PS7 MAY 2 2024

**CITY OF ATASCADERO  
PLANNING**

**CITY OF ATASCADERO  
DESIGN REVIEW COMMITTEE**

## **MINUTES**

**Regular Meeting – Thursday, March 28, 2024 – 2:00 P.M.  
City Hall, Room 306 (and virtual)  
6500 Palma Avenue, Atascadero, CA 93422**

### **CALL TO ORDER – 2:00 p.m.**

Chairperson Funk called the meeting to order at 2:03 p.m.

### **ROLL CALL**

**Present:** Chairperson Susan Funk  
Vice Chairperson Member Mark Dariz  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

**Absent:** Committee Member Emily Baranek

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

**Staff Present:** Senior Planner, Xzandrea Fowler  
Planning Manager, Kelly Gleason  
Associate Planner, Erick Gomez  
Assistant Planner, Sam Mountain  
Planning Intern, Amelia Aarestad

**Others Present:** Kelsey Sullivan, The Learning Tree Preschool  
Madison Sequoia, Sequoia Deployment Services, Inc. (via  
Teleconference)  
John Sidders, Congregation Ohr Tzafon Synagogue  
Bill Alexander, Congregation Ohr Tzafon Synagogue  
Nelson Bernal, NRB Drafting  
Linda Benfield  
Bill Anderson  
Various members of the public

## APPROVAL OF AGENDA

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

*Motion passed 4:0 by a roll call vote.*

*(Baranek absent)*

## PUBLIC COMMENT

None

*Chairperson Funk closed the Public Comment period.*

## CONSENT CALENDAR

### 1. APPROVAL OF THE MARCH 7, 2024 DRAFT MINUTES

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

*Motion passed 4:0 by a roll call vote.*

*(Baranek absent)*

## DEVELOPMENT PROJECT REVIEW

### 2. 2605 TRAFFIC WAY

The proposed project includes a request to review the design of a telecommunication facility with a 63' monopine cell tower and associated equipment on APN 049-063-003.

*Recommendation:* Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0014)

## DISCLOSURE OF EX PARTE COMMUNICATIONS:

Chairperson Funk stated that she lives in an area near this new tower, so she may benefit in terms of better cell coverage. (Staff notes that Susan is not within the radius for recusal).

Planner Gomez presented the staff report and he and Planning Manager Gleason answered questions from the Committee. Compliance with conditions related to facility and landscape maintenance will be checked when new carriers apply for a permit on this tower.

## PUBLIC COMMENT

The following members of the public spoke during public comment: Kelsey Sullivan. Ms. Sullivan asked the Committee to review concerns in regard to the preschool she operates next to this facility. She would like to know about the safety factor as far as exposure to radiation to the staff and children.

Madison LaScalza (via Teleconference) commented on the concerns about the safety and exposure limits and answered questions from the Committee members.

Staff stated the Committee is only reviewing the design of the tower today, but Ms. Sullivan's comments are noted as the project moves forward to the Planning Commission.

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

Commissioner Schmidt explained that he cannot support the recommendation because the aesthetics/wall is not protecting the school.

**MOTION: By Committee Member Dariz and seconded by Committee Member van den Eikhof to approve the project as recommended by staff.**

***Motion passed 3:1 by a roll call vote.  
(Schmidt voted no) (Baranek absent)***

Planner Gomez stated that this project will move on to the Planning Commission in May, and new noticing will go out.

**3. 7850 NAVAJOA AVE**

The proposed project includes a request to construct three (3) 2-story single-family residences with attached garages on APN 031-182-009.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE23-0084)

Planner Mountain presented the staff report and he and Planning Manager Gleason answered questions from the Committee.

The applicant's representative (Nelson Bernal) presented the project and answered questions from the Committee.

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Bill Anderson and Linda Benfield. Linda Benfield requested that the Committee recommend a tree that is *not* a london plane tree.

Nelson Bernal answered questions raised by Bill Anderson. Staff answered questions raised by Linda Benfield.

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

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

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

- Applicant to work with staff to find a tree species that doesn't have invasive roots, be attentive to the way its planted, and use deep watering if applicable, so it can grow so it's less disruptive to nearby properties.
- Applicant to work with staff to consolidate the trash enclosure (rather than individual bins) and have it engineered to accommodate the detention basin.

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

This project will move forward to building permits.

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

Commissioner Schmidt asked about gas vs. electric in new construction, and staff answered his questions.

### **DIRECTOR'S REPORT**

Planning Manager Gleason stated that Colony Market & Deli has changed owners and there may be some modifications to their outdoor space coming before the DRC. Dove Creek Commercial is moving forward, and the Planning Commission will hear Objective Design Standards soon.

### **ADJOURNMENT– 3:51 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 5-2-24

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