



**APPROVED**

AUG 15 2024

CITY OF ATASCADERO  
PLANNING

**CITY OF ATASCADERO  
DESIGN REVIEW COMMITTEE**

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**MINUTES**

**Regular Meeting – Thursday, July 11, 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 Emily Baranek  
Committee Member Jeff van den Eikhof

**Absent:** Committee Member Schmidt

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

**Staff Present:** Community Development Director, Phil Dunsmore  
Public Works Director, Nick DeBar  
Planning Manager, Kelly Gleason  
Office Assistant III, Eeden Rollins  
Permit Technician, Elle Lindmeier

**Others Present:** Jennifer Kim (applicant)  
Eddie Herrera, RRM Design Group  
Rachel Hawthorne, Wallace Group  
Randy Lawrence  
Erik Rodriguez  
Ted Lawton & Jack Phelan, Cal Coastal Communities (via Teleconference)  
Ken Trigueiro, People's Self-Help Housing  
John Fricks, Ogden & Fricks, LLP  
Various members of the public

## APPROVAL OF AGENDA

**MOTION:** By Vice Chairperson Dariz and seconded by Committee Member Baranek to approve the Agenda.

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

## PUBLIC COMMENT

None

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

## CONSENT CALENDAR

### 1. APPROVAL OF THE MAY 2, 2024 DRAFT MINUTES

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

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

## DEVELOPMENT PROJECT REVIEW

### 2. DEL RIO RANCH 2024 MASTER PLAN OF DEVELOPMENT AND SPECIFIC PLAN AMENDMENT

The proposed project includes an RV resort on a 28.5-acre site on the southeast corner of Del Rio Road and El Camino Real within the Del Rio Road Commercial Area Specific Plan boundary. The development concept includes 74 RV sites, 103 glamping sites, 18-hotel units, and associated amenities such as a central lodge, guest pools and restaurant. Two commercial buildings are proposed at the corner of Del Rio Road and El Camino Real and an event space is proposed along El Camino Real on APN 049-151-041, 049-151-037, 049-151-040, 049-151-005, 049-151-036, 049-112-002, 049-112-040, 049-112-036, 049-112-022, 049-112-018, 049-112-019. (DEV24-0044)

***Recommendation:*** Staff requests the DRC review and make design recommendations for the proposed project. (DEV24-0044)

Planning Manager Gleason provided the staff report and answered questions from the Committee. Jennifer Kim and Eddie Herrera presented the project and answered questions from the Committee. Rachel Hawthorne answered questions in regard to sight lines.

Director Dunsmore stated that staff would check in with Atascadero Mutual Water Company in regard to water restrictions for the proposed water features (pond, swimming pools).

## **PUBLIC COMMENT**

The following members of the public spoke during the public comment period: Randy Lawrence, Erik Rodriguez, Ted Lawton (via Teleconference), Jack Phelan (via Teleconference), and John Fricks.

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

The Committee addressed the comments raised during the public comment period.

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

The following member of the public spoke during the public comment period: Ken Trigueiro.

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

**MOTION: By Vice Chairperson Dariz and seconded by Committee Member Baranek to approve the project with the following recommendations:**

### **Site Concept Layout including land use locations and circulation.**

- Applicant to work with staff on safe vehicular movement in regard to ingress/egress; to include possible elimination of entrance/exiting on Obispo Road and replace with entrance/exiting on El Camino Real. Large vehicle circulation needs to be analyzed more.
- Applicant to work with staff to provide additional camouflage for RV parking because of residential uses nearby.
- The Committee would like the applicant to review circulation as far as the trash trucks, and trash receptacles.
- Ensure non-mechanical RV washing at service center to avoid noise impacts to adjacent residential uses.
- Gates should not make it feel like a non-community based space.

### **Edge Treatments including walls and landscaping**

- The Committee stated that the project looks inviting, and they are in favor of the gated entry and exit, as well as the edge detail and curb appeal. Walls are terraced to allow privacy. Ensure RV's are shielded.

### Architectural Theme

- The Committee was in favor of the design, but agreed that the design should be of a high quality and the applicant should pay attention to detail and be consistent throughout. The style of the Valley Fresh site can play well (agrarian or farmhouse style) instead of the futuristic design in the staff report.
- Pay attention to how various sections present themselves visibly around a community and to the neighbors above this site.
- Architecture should be coherent. Avoid contemporary/modern. Focus on Mediterranean and nostalgic design such as tents and airstreams.
- Walls adjacent to RV sites (along Del Rio Road) should fully screen the RV's.

### RV Space Design and Amenities

- The Committee is in favor of the RV site design and are in agreement with the features. The amenities are a plus; they are both useable and accessible.
- The Committee stated that the plantings between sites add privacy for guests and add a sense that this is a landscaped area and not a parking lot. Encourage water wise plants but stay away from poisonous plants. Provide some buffer so it feels like you have your own private space
- The Committee would like staff and the applicant to check on the fire pit use with the Fire Department.

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

(Schmidt absent)

This project will move forward to the Planning Commission.

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

Committee Member Baranek inquired about the lift station on Traffic Way. Director DeBar answered her questions.

### **DIRECTOR'S REPORT**

Planning Manager Gleason stated that staff will be re-visiting the CEQA Streamlining project. She also gave an update on Dove Creek, Barrel Creek, Valley Fresh, Jersey Mikes and Dutch Bros. Jersey Mikes and Dutch Bros. will move into the previous Burger King site.

**ADJOURNMENT– 4:00 p.m.**

The next regular meeting of the DRC will be announced.

**MINUTES PREPARED BY:**

*Annette Manier*

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Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 8-15-24

The following exhibit is available in the Community Development Department:

Exhibit A – Correspondence from Cal Coastal Properties

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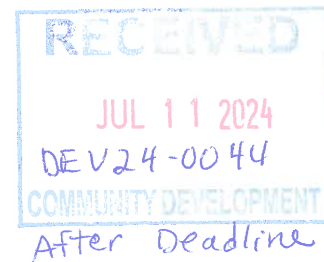
**From:** Ted Lawton - Cal Coastal Properties Properties <ted@calcoastalslo.com>  
**Sent:** Thursday, July 11, 2024 1:32 PM  
**To:** Kelly Gleason; Phil Dunsmore  
**Cc:** jack  
**Subject:** 2550 Del Rio Ranch - owners comments

Dear Phil and Kelly,

It seems as if the DRC comments link is not working. Please see are comments attached .

Thank you so much.

Respectfully, Ted



----- Forwarded message -----

**From:** **Ted Lawton - Cal Coastal Properties Properties** <ted@calcoastalslo.com>  
**Date:** Thu, Jul 11, 2024, 1:26 PM  
**Subject:** 25 50 Del Rio Ranch - owners comments  
**To:** <drc-comments@atasadero.org>  
**Cc:** Jack Phelan <Jack@calcoastalslo.com>, Maribel Aguilera <maribel@mhernandezlaw.com>, Matthew K Nash <matt@mknlawoffice.com>

To whom it may concern:

Thank you for all your service and the amazing work you do for the city of atascadero.

As such, please note as follows :

As majority owner of the property do not give our consent or approval to the submittal of this project.

This proposed design will negatively impact the economic vitality of atascadero and the del Rio planned area.

The reduction and elimination of 5 acres of multifamily housing will drastically reduce the value and desirability to develop this project and provide much needed housing during this housing crisis and shortage.

We kindly asked that the city, City staff and planning department stop the processing and approval of this application.

This proposed project will negative the security and value for our investors on our projects at Cal coastal communities and request that the project denied as proposed.

Please contact me if you have any questions regarding The ownership validity and or consent of this project.

Very respectfully ,

Ted Lawton

**ATTENTION:**

This email originated from outside the City's network. Use caution when opening links and attachments.

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**From:** Jack Phelan <jack@calcoastalslo.com>  
**Sent:** Thursday, July 11, 2024 1:47 PM  
**To:** DRC Public Comment  
**Cc:** jack; ted; Maribel Aguilera; Matthew K Nash; Allen Hutkin  
**Subject:** Del Rio Ranch -- 2055 El Camino Real

Dear Design Review Committee,

I am President and CEO of Cal Coastal Communities, the corporation that owns the Del Rio Ranch property. I am also a majority owner with another partner of the property for 66% ownership of Del Rio Ranch. Neither Ted Lawton or myself has given permission or consent to to bring this property before the city for this design review public hearing as the first step in a full approval process. How is this possible?

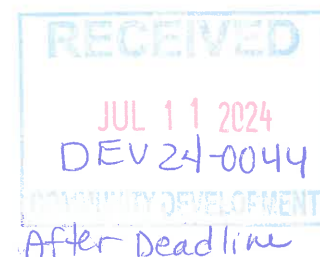
It appears the filing Applicant Jennifer Kim (via her brother Austin Kim), along with the City of Atascadero's planning department, and the lead architect for this proposal Eddie Herrera are all pursuing this application without our prior knowledge or consent. The project they are proposing is dramatically different from the fully entitled and approved project we recently achieved. We have two prospective buyers who have been diligently preparing to purchase and develop this property as currently approved and entitled. The main incentive for these buyers is the fully approved 5 acres of multi-family housing at the top of the parcel — which no longer exists in this proposal. These changes will reduce the appraisal value of this property by many tens of millions of dollars. The focus on that housing component is to develop affordable-by-design housing, which is the main tenet of Cal Coastal Communities. I'm not sure why the city's planning department would approve the removal of this invaluable component of our fully approved project. I'm assuming the city's housing element has met it's mandated housing requirements but I will need to study this further

But what is most troubling is the fact that as majority interest property owners, we were never even notified by the city that they were working creatively and beurocratically with a minor property shareholder, and an outside architect in what I can only assume is multiple planning and development meetings in their move towards this application and proposal to move through the entitlement process. And perhaps the most troubling aspect is that these changes are directly tied to the security of our Atascadero Grand Oaks Paseo investors who we are working desperately with to save their investments, which this property will do for them — while the person who is pursuing this application and this DRC approval could care less about these local investors, what they could potentially lose and the devastation this could place on their livelihoods.

I ask that the DRC committee put a stop to this process until all property owners are informed about what the city is planning and clearly is moving full steam ahead with on this new proposed project.

Thank you.

Jack Phelan, PhD  
President, CEO  
Cal Coastal Communities Inc  
106 Gateway Center Dr. Suite A  
Paso Robles, CA 93446





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