



APPROVED

AUG 7 2025
CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

**Regular Meeting – Thursday, December 12, 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 2:00 p.m.

ROLL CALL

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

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Associate Planner, Erick Gomez
Public Works Director, Nick Debar
Recording Secretary, Annette Manier
Building Permit Technician, Elle Lindmeier
Amelia Aarestad, Planning Intern

Others Present: Stephen Peterson, Flowers & Associates, Inc.
Olivia Marr of Fauver, Large, Archbald, & Spray LLP
Eddie Herrera and Enrique Cervantes, EHD Studio Inc.

APPROVAL OF AGENDA

MOTION: By Vice Chairperson Dariz and seconded by
Committee Member van den Eikhof to approve the
Agenda.

Motion Passed 5:0 by a roll call vote

PUBLIC COMMENT

None

Chairperson Funk closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF THE AUGUST 15, 2024 DRAFT MINUTES

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

Motion passed 5:0 by a roll call vote.

DEVELOPMENT PROJECT REVIEW

2. 4990 TRAFFIC WAY

The proposed project is a review of equipment rental, sales and repair in the existing structure, and commercial storage of cars, trucks, boats, RVs, construction equipment and materials in outdoor areas on APN 028-102-002.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (USE24-0029)

EX PARTE COMMUNICATIONS

Chairperson Funk and Committee Member Schmidt spoke with Stephen Peterson.

Director Dunsmore gave an overview of the project and Planner Gomez provided the staff report. Stephen Peterson provided a presentation (Exhibit A), and he and Olivia Marr answered questions from the Committee. Director Dunsmore, Director Debar, and Planner Gomez answered questions from the Committee.

Vice Chairperson Dariz left the meeting at 3:06 p.m.

MOTION: By Committee Member Baranek and seconded by Committee Member van den Eikhof to move the project forward to the Planning Commission with conditions as recommended by staff, with the following recommendations:

- Remove barbwire, replace fence with vinyl slats.
- Endorse the site plan design and the applicant's cross section 3' with dg walkway with vinyl fence landscape planter on the new site plan that goes to the vehicle staging area, less circular driveways (not hammerhead).
- Encourage the applicant to work with staff on plants that will survive, use of Chinese

Pistache is desirable, and provide some screening.

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

Chairperson Funk recessed the meeting at 3:31 p.m. for a break.

Chairperson Funk reconvened the meeting at 3:39 p.m. with all present, except for Vice Chairperson Dariz.

3. CENTENNIAL PLAZA (5901 EAST MALL)

The proposed project is a review of an approximately 24,500 SF Mixed-Use Development at Centennial Plaza with ground floor commercial/restaurant uses and upper floor event space, office, and residential units on APN 029-347-020.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (DEV24-0099)

Director Dunsmore introduced the project and Planner Gomez provided the staff report. Eddie Herrera presented the project. Director Dunsmore, Planner Gomez and Eddie Herrera answered questions from the Committee.

MOTION: By Committee Member Baranek and seconded by Committee Member Schmidt to approve the project with conditions and recommendations as listed on the DRC Action Form (Exhibit B) of the staff report, as recommended by staff.

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

This project will move forward to City Council for the disposition and development agreement for final authorization.

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member van den Eikhof reported that he will be stepping down from the DRC and Planning Commission at the end of the year.

DIRECTOR'S REPORT

Director Dunsmore gave an update on projects in the City.

ADJOURNMENT– 4:45 p.m.

The next regular meeting of the DRC will be announced.

MINUTES PREPARED BY:

Annette Manier
Annette Manier, Recording Secretary
Administrative Assistant

The following exhibit is available in the Community Development Dept.
Exhibit A – Presentation from Flowers and Associates
Exhibit B – DRC Action Form

Adopted 8/7/2025

4990 TRAFFIC WAY

Vehicle Repair & Outdoor Storage

Continuation of Existing Use

Travis Twining, Property Owner – Applicant

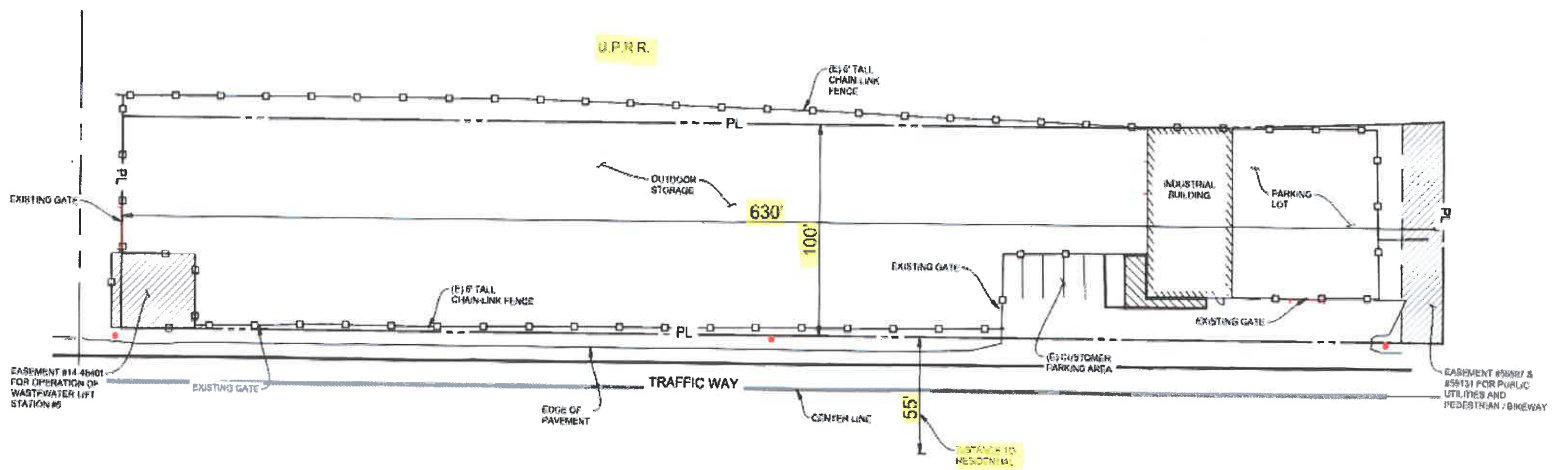
Stephen Peterson, Land Use Consultant

Olivia Marr, Land Use Attorney



CIVIL ENGINEERING • PLANNING • CONSTRUCTION ENGINEERING

UNIQUE SITE



HISTORICAL USE OF SITE



SEPTEMBER 3, 1994



FEBRUARY 28, 2004

HISTORICAL USE OF SITE



JULY 31, 2007



AUGUST 30, 2013

HISTORICAL USE OF SITE

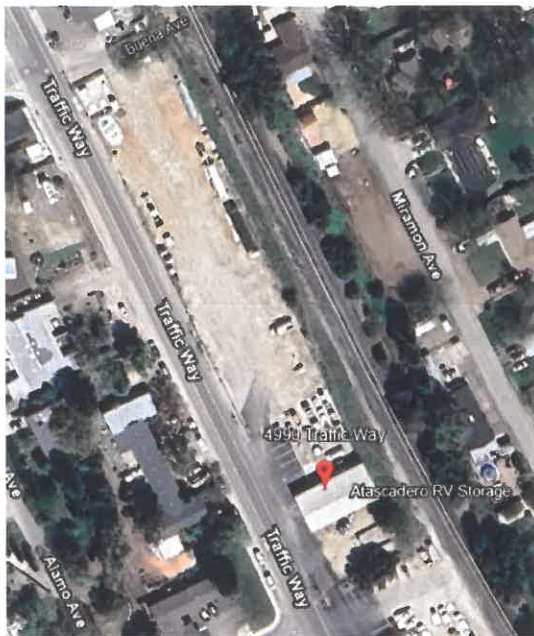


JUNE 30, 2017



FEBRUARY 28, 2021

HISTORICAL USE OF SITE



APRIL 30, 2023



MAY 30, 2024

CITY REQUIRES NEW CUP

FULL CITY STANDARDS REQUIRED

- **Install curb, gutter, sidewalks and underground powerline conduit along full 630 foot frontage**
- **Remove and replace 550 feet of frontage fencing**
- **Provide 6-foot landscape strip**
- **Reduce number and width of curbcuts**
- **Eliminate parking area backing out onto street**
- **ADA Improvements to building and path of travel**

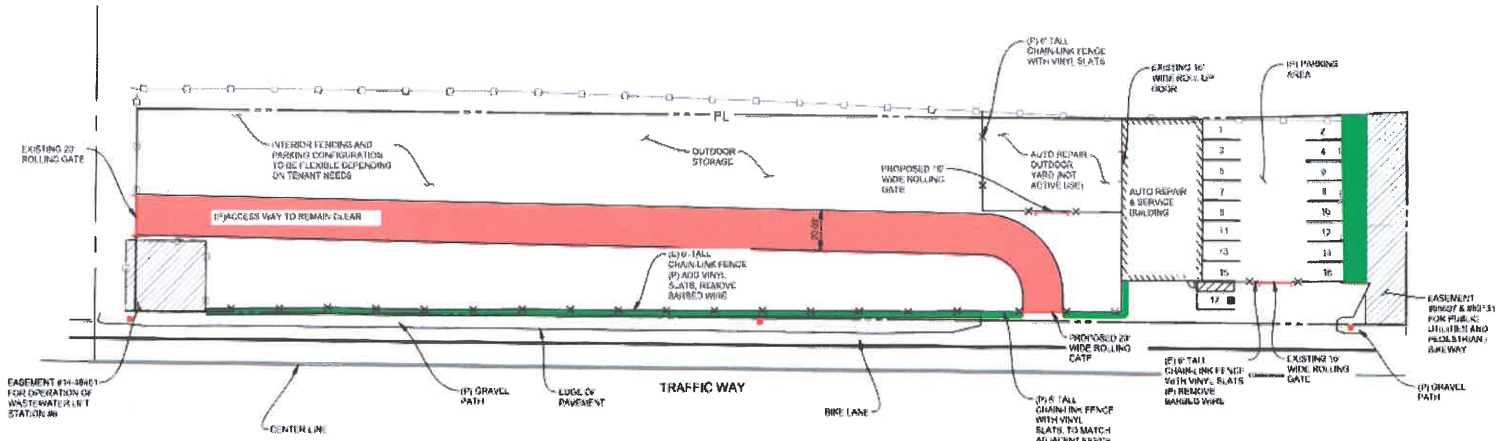
SEEKING A COMPROMISE SOLUTION

- Visual enhancement of property – provide greenery and neighborhood compatibility
- Screen stored materials from public view
- Improve pedestrian pathway
- Fix safety issue with cars backing out onto Traffic Way
- Bring property up to ADA standard
- Economically feasible -- use existing fence, driveways and curb cuts, avoid installation of full sidewalk, curb and gutter

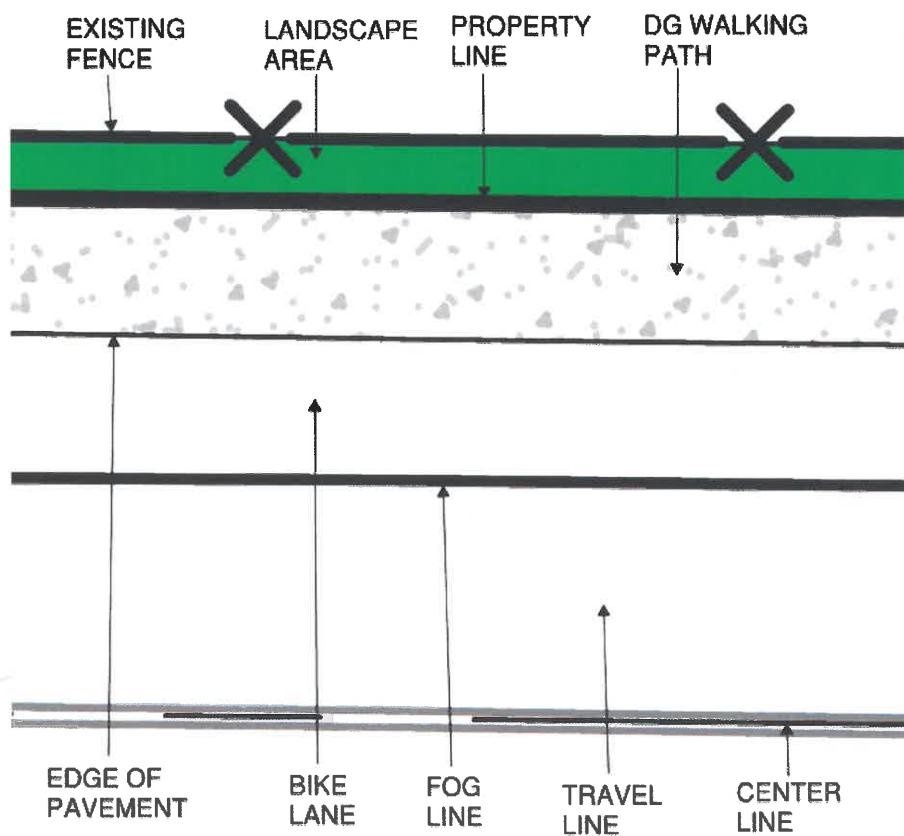
MODIFICATIONS

- Sidewalk, curb and gutter (proposed DG path)
- New Fence (proposed renovate existing fence – add green slats, remove barbed wire)
- 6-foot landscaping strip (proposed 3-foot strip)
- Driveway number and widths (proposed eliminating unsafe lot, but otherwise keeping existing driveways & curb cuts)

PROPOSED PROJECT

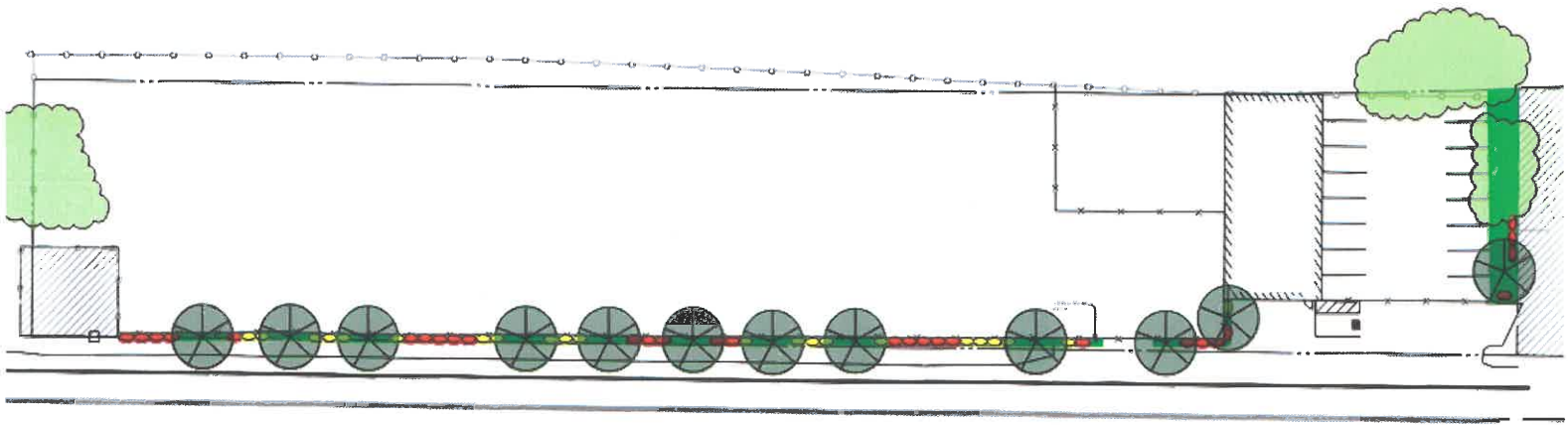


Proposed Site Plan



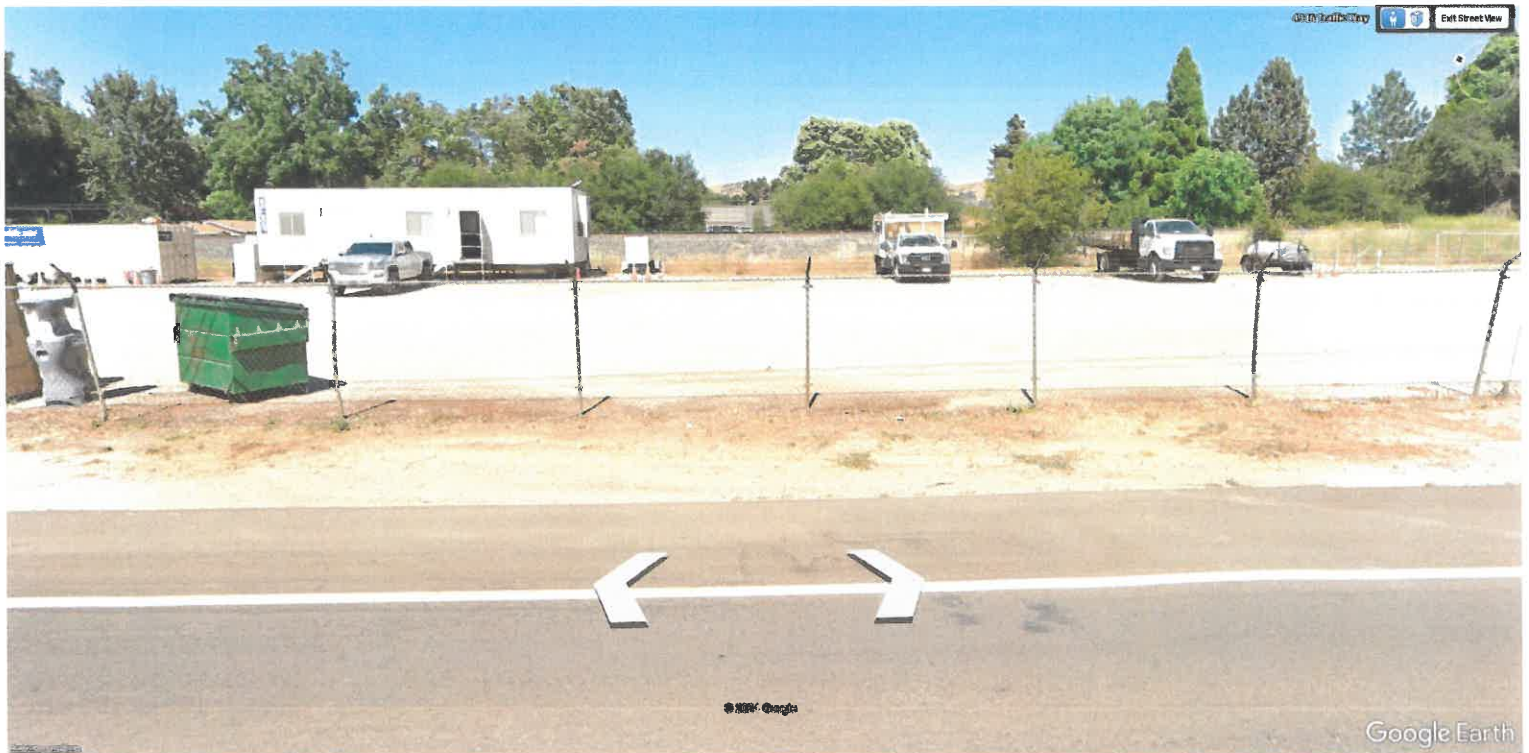
ZOOM-IN
FRONTAGE
IMPROVEMENTS

LANDSCAPE PLAN

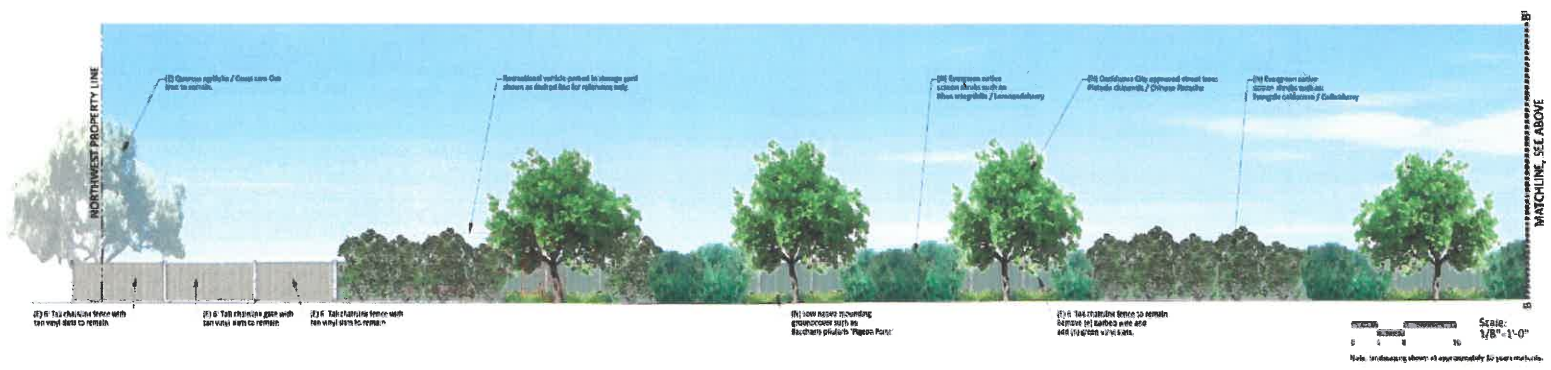


- 12 new trees, 50 new shrubs, ground cover
- Native, drought tolerant plant palette
- 2100 square feet of landscaping

SITE FRONTAGE CLOSEUP

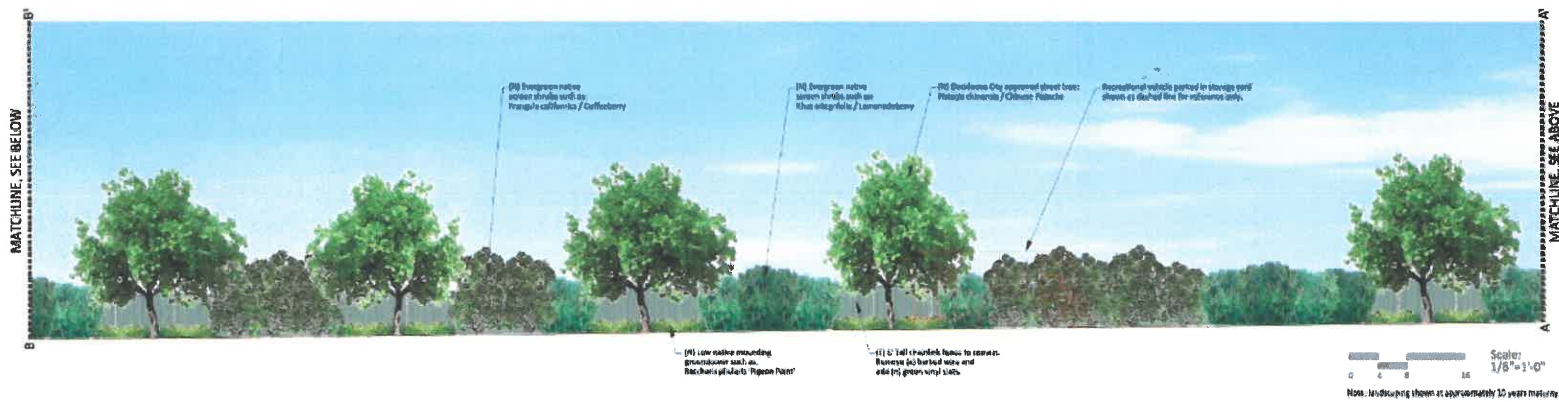


RENDERINGS



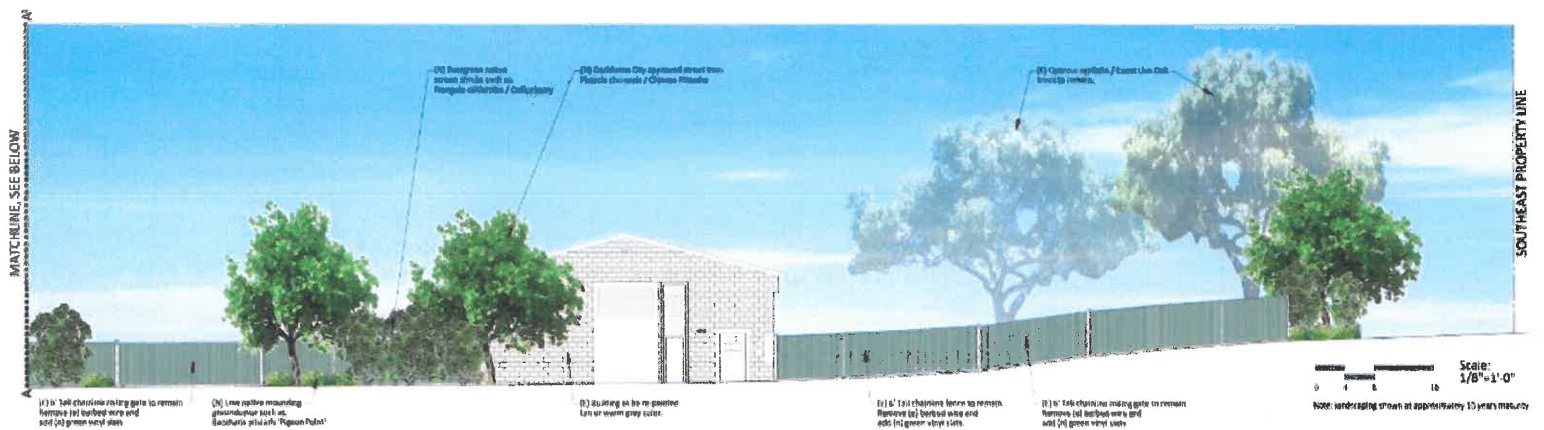
Left Elevation

RENDERINGS



Center Elevation

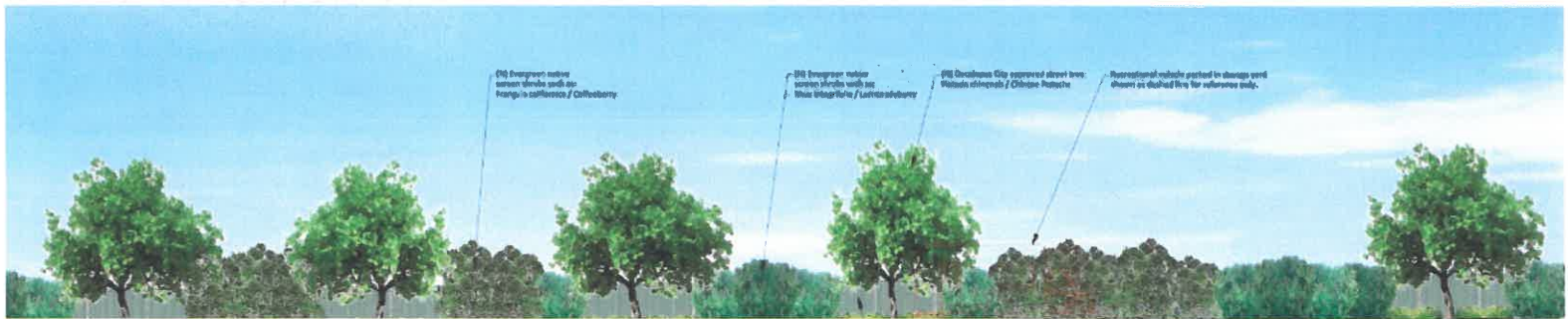
RENDERINGS



Right Elevation

THANK YOU

Questions?



20XX

Pitch Deck

17

NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CONTEXT



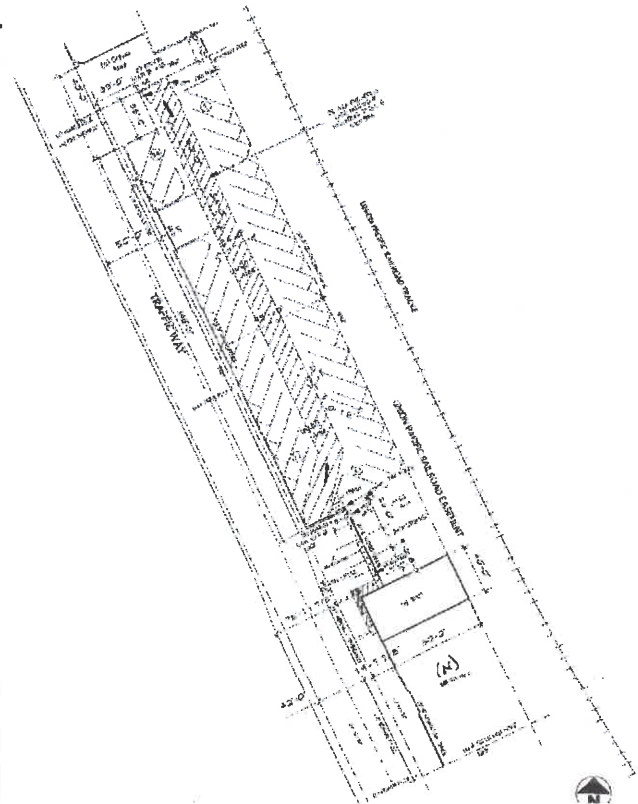
APPROVED BUILDING PERMIT

Previously approved
building permit

Dec 2012

#2012-10403

Building Permit	
Project Name: REPAIR AND IMPROVEMENT OF EXISTING BUILDING	Project Number: 2012-10403
Owner: JOHN J. MURPHY, JR.	Address: 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
Applicant: JOHN J. MURPHY, JR.	Phone: (303) 733-1111
Engineer: JOHN J. MURPHY, JR.	Engineer's Seal: DEC 12 2012
Inspector: JOHN J. MURPHY, JR.	Inspector's Seal: DEC 12 2012
Permit Fee: \$1,000.00	Inspection Fee: \$500.00
Grading Fee: \$0.00	Foundation Fee: \$0.00
Electrical Fee: \$0.00	Plumbing Fee: \$0.00
Fire Fee: \$0.00	Other Fees: \$0.00
Total Fees: \$1,500.00	
Permit Validity: 12 MONTHS	
Notes: SEE ATTACHED PERMIT SET FOR DETAILS.	



SITE FRONTAGE



1 of 6 (Far South End)

SITE FRONTAGE



2 of 6

SITE FRONTAGE



3 of 6

SITE FRONTAGE



4 of 6

SITE FRONTAGE



5 of 6

SITE FRONTAGE



6 of 6 far north end

Attachment 1: DRC Action Form
DEV24-0099


City of Atascadero

COMMUNITY DEVELOPMENT
DRC ACTION FORM
Project #: DEV24-0099**Project Title:** Weyrick Mixed Use at Centennial Plaza**Planner/ Project Manager:** Erick Gomez**DRC Review Date(s):** 12/12/24
FINAL ACTION:
☐ DRC

☐ PC

☒ CC

Conditions & Recommendations:

1. Exterior walls facing the City parking lot shall utilize windows, openings, or other massing breaks at each building level to prevent the creation of an extensive blank wall. Blank walls on each story shall not exceed 20 linear feet.
2. Window trim details shall be consistent with Municipal code standards.
3. Roof eaves and rakes shall project 2.5' on all roof sections.
4. Fencing necessary for outdoor seating areas shall be consistent with the building design and be subject to the approval of the Community Development director and, if within a City right-of-way, the City Engineer.
5. Any fencing or gates installed between the residential exterior lobby area and the plaza shall be limited to a 5' height, setback from the edge of the building, and shall be decorative wrought iron consistent with the building's color and materials.
6. All ground floor commercial facades that face the plaza or pedestrian alley must provide a minimum 60% transparency, consistent with design standards for PD-37.
7. The trash enclosure shall be constructed with materials that compliment the buildings and solid metal gates.
8. Project signage will be allowed per the Atascadero Municipal Code, with the following exceptions:
 - a. Aggregate sign area for the development shall be 500 SF
 - b. Signage shall be located as depicted in the concept plans.
 - c. Centennial Plaza shall be treated as street frontage in the application of City sign regulations.
 - d. Sign illumination shall be limited to internally lit signs, back / halo lighting, or external lighting. All illuminated signs mounted above a 19' height shall be installed with a photocell sensor and/or timer or equivalent that turns lighting off after 10PM.

- e. One (1) chalkboard or changeable menu sign is permitted for eating and drinking places. These signs shall have a maximum size of 6 SF, be made of a smooth hard panel for writing on with chalk and be mounted to a wall.
- 9. All new and existing utilities shall be placed underground, unless otherwise exempted by the Community Development Director.
- 10. All utility equipment and connections shall be located internal to the buildings, unless infeasible. All roof mounted equipment must be screened from view utilizing a mechanical screen or similar decorative architectural feature.