



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, November 29, 2017
2:00 P.M.**

**City Hall
6500 Palma Avenue, Room 306
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Roberta Fonzi
Committee Member Charles Bourbeau
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Jamie Kirk

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF OCTOBER 11, 2017



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF MIXED USE DEVELOPMENT AT 8120 MORRO ROAD

Property Owner:	Farid Roboz, 671 Atascadero Road, Morro Bay, CA 93442
Applicant:	Jason Akraa, 38 Santa Ynez St., Santa Barbara, CA 93103
Project Title:	PLN 2017-1654 / DRC 2017-0106 / CUP 2017-0313
Project Location:	8120 Morro Road, Atascadero, CA 93422 (San Luis Obispo County) APN 031-231-028
Project Description:	The proposed project includes a mixed use development to include a ground floor retail store and three residential units on the 2 nd floor. General Plan Designation: GC Zoning District: CP
Proposed Environmental Determination:	The project qualifies for a Class 32 CEQA exemption.
City Staff:	Kelly Gleason, Sr. Planner, Phone: 470-3446, Email: kgleason@atascadero.org
Staff Recommendation:	The DRC review the proposed mixed-use project and provide recommendations to Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR’S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, December 13, 2017.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



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ITEM NUMBER: 1

DATE: 11-29-17

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, October 11, 2017 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:04 p.m.

Chairperson Fonzi called the meeting to order at 2:04 p.m.

ROLL CALL

Present: Chairperson Roberta Fonzi
Committee Member Duane Anderson
Committee Member Charles Bourbeau
Committee Member Mark Dariz
Committee Member Jamie Kirk

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Associate Engineer, Mike Bertaccini
Senior Planner, Callie Taylor
Recording Secretary, Annette Manier

Others Present: Jason Nelson
Jeff Nelson
Thom Jess
Members of the Public

APPROVAL OF AGENDA

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

***There was Committee consensus to approve the
Agenda.***

PUBLIC COMMENT

None

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF SEPTEMBER 27, 2017

MOTION: By Committee Member Bourbeau seconded by Committee Member Dariz to approve the Consent Calendar.

There was Committee consensus to approve the Consent Calendar.

DEVELOPMENT PROJECT REVIEW

2. AMENDMENT TO CUP 2004-0127 FOR COLONY SQUARE

Property Owner/Applicant:	Jeff Nelson, The Oak Creek Company
Project Title:	Amendment to CUP 2004-0127
Project Location:	6901 & 6903 El Camino Real, Atascadero, CA 93422 (San Luis Obispo County) APN 029-361-041
Project Description:	<p>The proposed project includes a CUP Amendment to modify the Colony Square Master Plan of Development to add a boutique hotel on the L-shaped lot between El Camino Real, Centennial Bridge, and the former City Hall building. Buildings B & C are proposed to be constructed as a 3-story building. The proposal includes 19,400 sf of retail and restaurant space on the 1st floor, and an 88-room hotel on the 2nd and 3rd floors (45,650 sf of hotel rooms plus lobby space.) The hotel is proposed to utilize the existing shared parking within Colony Square, existing on-street parking within the downtown, and valet service.</p> <p>General Plan Designation: Downtown (D) Zoning District: Downtown Commercial (DC)</p>
Proposed Environmental Determination:	To be determined
City Staff:	Callie Taylor, Senior Planner, Phone: 470-3448, Email: ctaylor@atascadero.org
Staff Recommendation:	DRC to provide feedback regarding the preliminary design and use proposal for an 88-room, 3-story boutique hotel at Colony Square. Refer project back to DRC for additional review, or on to Planning Commission for consideration, subject to completion of a parking study to assess shared parking on-site and within the downtown for the new hotel use.

Senior Planner Taylor presented the staff report and answered questions from the Committee. Senior Planner Taylor announced that a new elevations were received today (Exhibit A) and were distributed to the Committee at the meeting. Community Development Director Dunsmore explained the City's downtown parking strategy, which includes increased density and a mix of uses in the downtown, with parking lots towards

the peripheries of the downtown. Staff recommends the 2005 Colony Square parking study be updated to assess current mix of uses and peak parking demand of the updated project proposal. The study should be completed prior to going to Planning Commission.

Applicant Jeff Nelson gave a presentation on the project and expressed his desire for this hotel to have an urban design, creating the charm of Europe. This hotel could attract patrons such as business travelers who may use the movie theatre for their business conference venue. He has engaged a boutique hotel operator and stated that this hotel **will not** be a large chain hotel that would necessitate specific exterior elevation design branding for their branding.

PUBLIC COMMENT

The following member of the public spoke during public comment: Max Zappas.

Chairperson Fonzi closed the Public Comment period.

Staff addressed questions raised from Committee members in regards to traffic calming, connectivity with the downtown, parking in-lieu fees, and the intent to create more parking and synergy for the downtown.

The Committee made the following recommendations (in red):

1. Site & Elevation design:

The Committee was in favor of the overall proposed site and elevation design and suggested adding the following:

- Balconies or railings on the 2nd and 3rd floor to add depth the upper floors of the hotel.
- Enhance the hotel entry to make this more of a main feature at the corner.
- Design modifications to open up the covered walkway which accesses the rear parking; possibly include open trellis features instead of enclosed archways.
- Pay attention to awning colors, sign styles, variety of architectural details and materials (as was done with Building A construction.)
- Enhance the elevation and outdoor patio/walkway on the side facing Atascadero Creek, especially at the corner where future restaurants may occupy the spaces at the bridge landing.
- Provide designated drop off area at the front of the hotel. Need to reconfigure parking and/or vehicle accessway(s) in front of hotel to provide drop off location and minimize conflict with the theater and through vehicle access.

2. Parking

The Committee was in favor of having the applicant update the 2005 Parking Study and would like the following items taken into consideration:

- Look at cumulative parking demand; need to take into consideration other downtown projects, such as the new La Plaza project.

- Identify valet parking area.
- Identify parking specifically for the hotel – where is it? Include more details regarding hotel operations for temporary parking for check in, guest parking (accessible for carrying luggage to hotel), and drop off areas.
- Identify hotel demand for parking, peak hours.
- Look into possible access easement to driveway on Vino Inn property – could flip parking and obtain access at the back of the site to existing driveway
- Identify ADA parking.
- Identify location to pull in and drop off patrons, small children with strollers, someone in a walker, etc.
- Explore using reciprocal parking agreements with Bank of America, County of SLO and report back or provide agreement.

The DRC directed the applicant to obtain an updated Parking Study and resubmit plans to the City. The proposed CUP amendment will come back to the DRC for a second review before moving on to Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTORS REPORT

Community Development Director provided an on projects around the City, and announced that there are no items for the next meeting so it may be cancelled.

ADJOURNMENT– 3:12 p.m.

The next regular meeting of the DRC is scheduled for October 25, 2017, at 2 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibit is available in the Community Development Department:

Exhibit A – Colony Square Hotel floor plans and perspective drawings, dated October 10, 2017



Atascadero Design Review Committee

Staff Report – Community Development Department

Mixed Use Development 8120 Morro Rd

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
11/29/2017	Kelly Gleason Senior Planner	Jason Akraa 38 Santa Ynez St Santa Barbara, CA 93103	PLN 2017-1654	
RECOMMENDATION				
<p>Staff recommends the Design Review Committee:</p> <ol style="list-style-type: none"> 1. Make recommendations related to the proposed architectural appearance. 				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
8120 Morro Rd	General Commercial	Commercial Professional / PD3	031-231-028	0.429ac
PROJECT DESCRIPTION				
<p>The applicant proposes a new two-story mixed use building with a commercial retail space on the ground floor and three (3) apartments above. The commercial portion of the building totals 3,866 sf and the residential portion totals 2,993 sf. Associated site improvements include parking, landscaping, a monument sign, and trash enclosure.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero’s environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental review should contact the Community Development Department.</i></p> <p>Class 32 of the California Environmental Quality Act (CEQA) (Section 15332, In-fill Development Projects), exempts projects characterized as in-fill development. The project is consistent with the City’s General Plan and would not result in any significant effects relating to noise, traffic, air quality, or water quality. The project site is less than five acres, surrounded by urban uses, can be adequately served by all required utilities</p>				

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000 | (805) 461-7612

and public services, and is not habitat for endangered species.		
EXISTING USES		
<ul style="list-style-type: none"> • Vacant 		
SURROUNDING ZONING DISTRICTS AND USES		
<i>North:</i> Commercial <i>South:</i> Commercial (Developed as multi-family residential – existing non-conforming use) <i>East:</i> Commercial <i>West:</i> Medium Density Residential		
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES		
City Standards	Meets Requirements	Exception Requested
Setback standards (AMC 9-4.103-.110)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Height Standards (AMC 9-4.112-113)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Parking Standards (AMC 9-4.114-121)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Landscaping (AMC 9-4.124-127)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lighting Standards (AMC 9-4.137)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sign Standards (AMC 9-15)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Use Classification Standards:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

DISCUSSION:

Background

In 2006 a Conditional Use Permit was approved for a 5400 sf retail center which included a 3,000 sf liquor store. The project was not constructed and the application expired. The application currently includes a 3,866 sf commercial tenant space with 3 residential units above (two 1-bedroom units and one 2-bedroom unit). The applicant is considering a liquor store use for the commercial space which is considered “general retail” in the City’s zoning ordinance and is an allowed use in the Commercial Professional zone. The project requires the approval of a Conditional Use Permit based on the mixed-use proposal.



DRC DISCUSSION ITEMS:

Architecture and Color:

The proposed architecture follows a Mediterranean theme with lower floor colonnade, wood columns, balcony railing on the second floor, and tile roof. The second floor balcony wraps the entire building creating enhanced shadow and depth and providing visual interest from all sides of the building.

The lower floor commercial space includes an entrance facing both the parking lot and Morro Rd. While to the layout of the interior of the store includes use of the perimeter walls for shelving, the applicant has made efforts to increase glazing along the Morro Rd and parking lot facades. Proposed glazing is raised off the ground and not designed as full height storefront windows due to the interior layout.

The second floor includes numerous doors and windows along all 4 facades. This design enhances the visual character of the building and no recommendations are included for this portion of the building.

Morro Rd Pedestrian Connection:

A pedestrian connection is included from the sidewalk along Morro Rd to the front entrance of the building facing Morro Rd. The path does not provide a direct path from the sidewalk as the elevation of the building is raised above the sidewalk in order to meet drainage requirements and would be too steep to meet ADA standards. The path is designed as an ADA accessible ramp that stages at the building entrance and runs parallel to the sidewalk connecting to the sidewalk adjacent to the project driveway.

Parking:

The project includes 20 parking spaces for both the residential and commercial uses. Parking spaces are located to the side and rear of the site. Parking is required as follows:

Use	# spaces Required	Total # required spaces	# spaces provided
General Merchandise	7.5	14	20
Residential Units	6		

Although excess parking is proposed beyond the minimum code standards, the liquor store use may generate higher parking lot turnover and experience peak hours which may benefit from the additional on-site parking. In addition, the City adopted a corridor



plan for Morro Rd which eliminates some on-street parking where bio-retention and bio-filtration swales and basins are required to meet stormwater requirements as development and road improvements occur.

Signage:

A monument sign is proposed along the Morro Rd frontage. The sign is proposed to be constructed of a wood base and posts surrounding stained wood panels to match the building. Each sign face is proposed to be 20 sf. The sign is 6-feet in height meeting the municipal code requirements.

Landscaping:

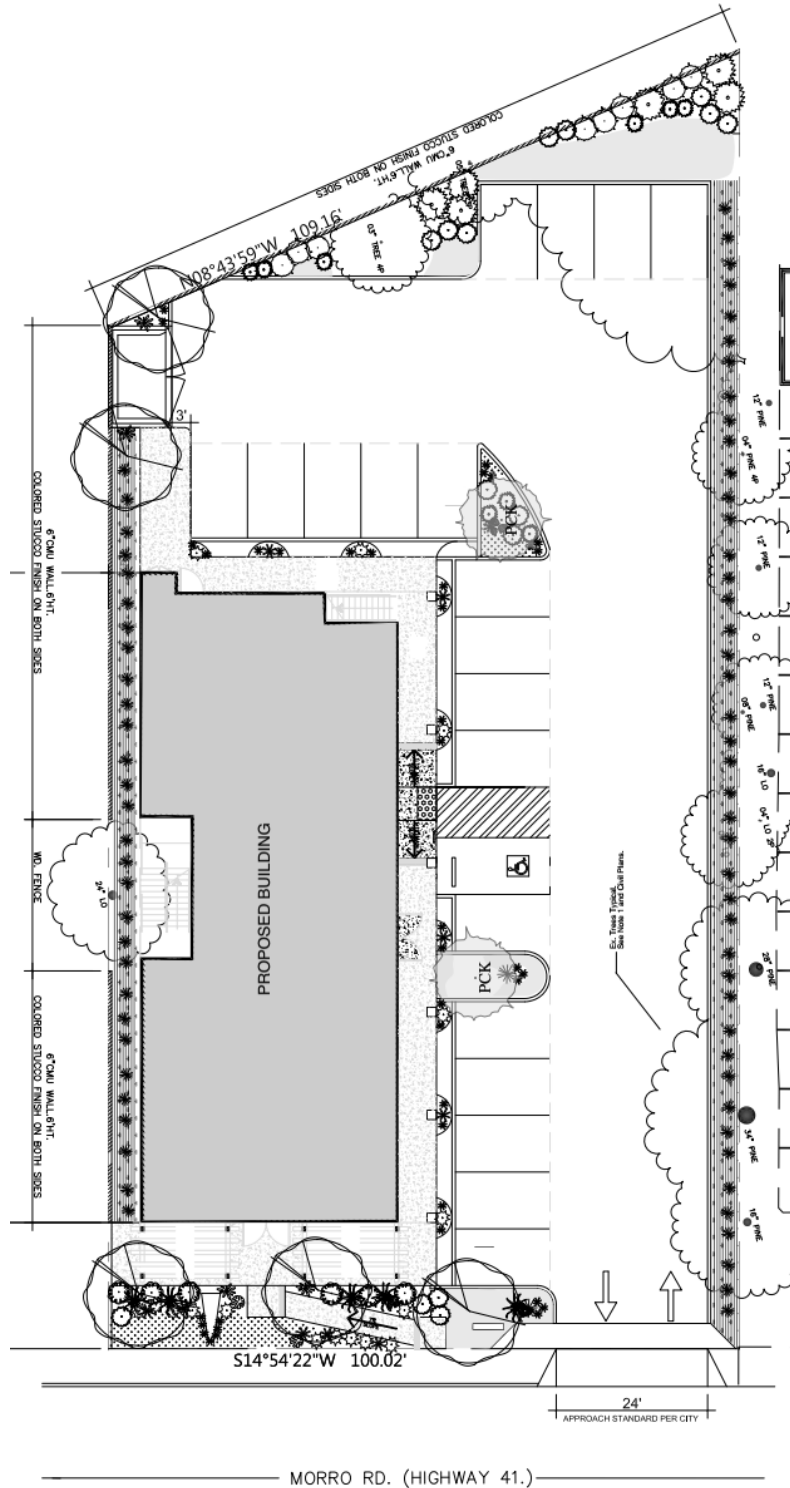
The applicant has proposed new landscaping throughout the project site within parking lot fingers and at the property boundaries. Some of this landscaping is required to meet post construction stormwater requirements and is designed as bio-retention swales. The applicant has included shade trees in all parking lot landscape fingers, street trees along Morro Rd, and landscape between the parking stalls and building.

ATTACHMENTS:

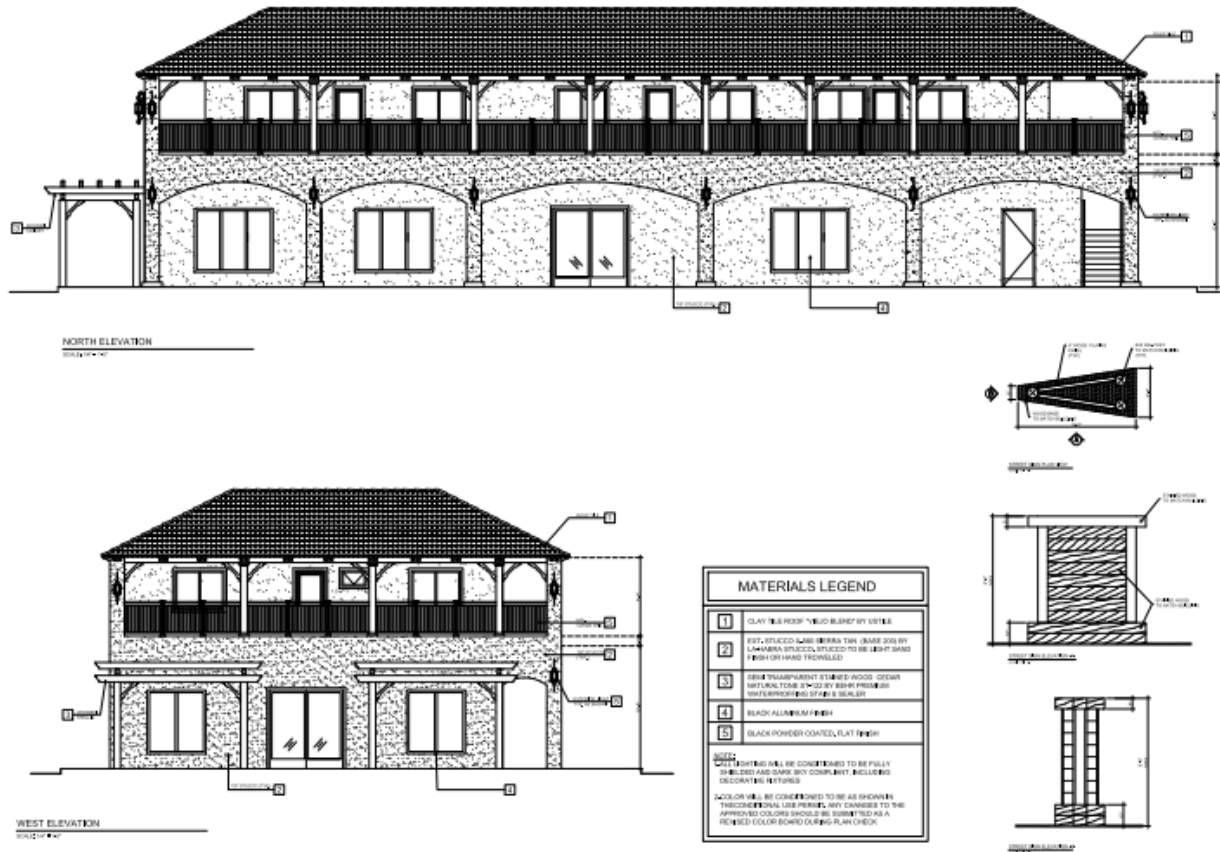
- Attachment 1: Proposed Site Plan
- Attachment 2: Proposed Elevations and Materials
- Attachment 3: Site Aerial
- Attachment 4: Site Photos



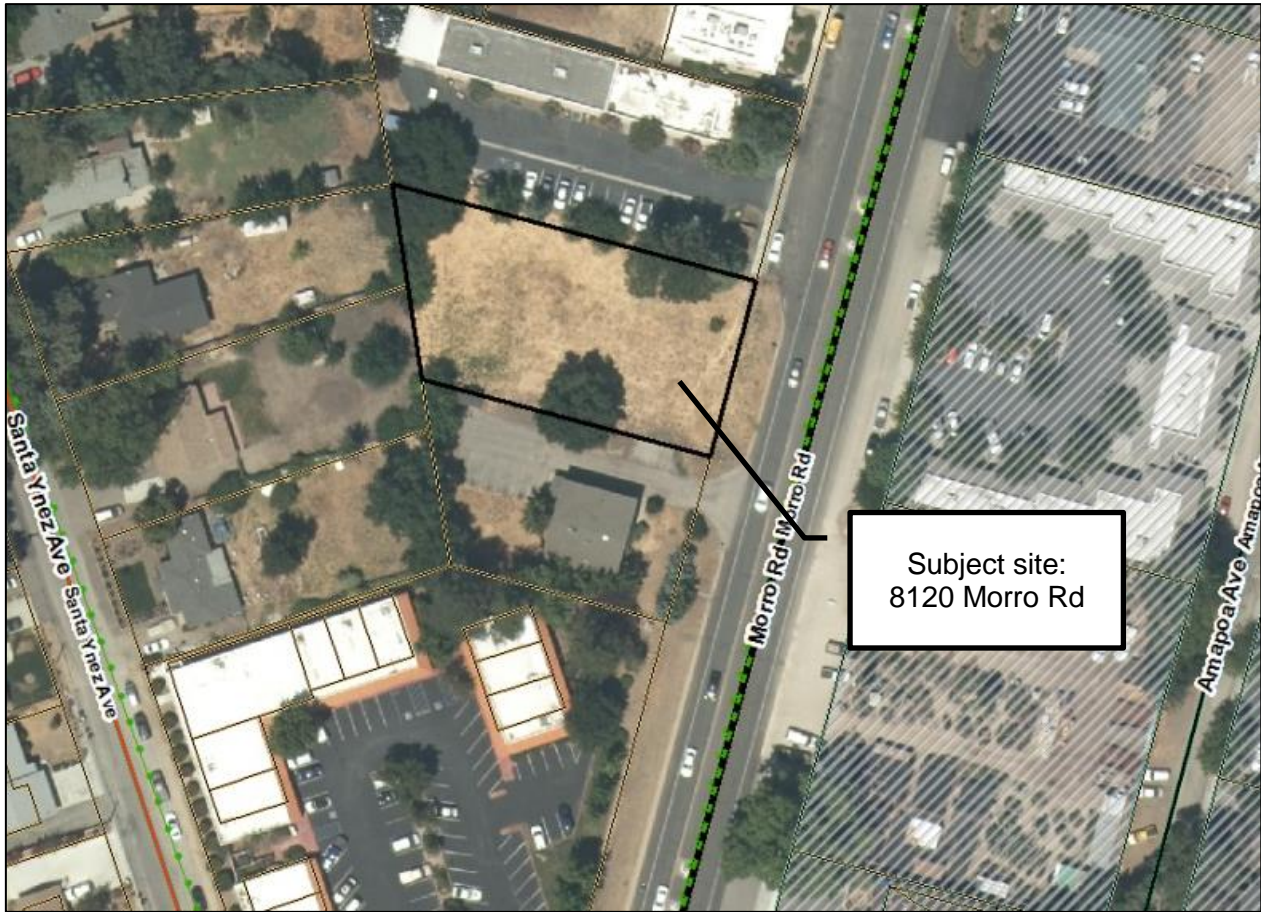
**Attachment 1: Proposed Site Plan
 PLN 2017-1654**



Attachment 2: Proposed Elevations and Materials
PLN 2017-1654



Attachment 3: Site Aerial
PLN 2017-1654



Attachment 4: Site Photos
PLN 2017-1654

