



APPROVED

MAR 7 2024

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

**Regular Meeting – Thursday, January 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 2:04 p.m.

ROLL CALL

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

Absent: Vice Chairperson Member Mark Dariz (absent)

Others Present: Recording Secretary, Annette Manier

Staff Present: Phil Dunsmore, Community Development Director
Kelly Gleason, Senior Planner
Erick Gomez, Associate Planner
Xzandrea Fowler, Senior Planner

Others Present: Max Zappas
Joel Snyder
Evan Keen

APPROVAL OF AGENDA

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

***Motion passed by unanimous consent.
(Dariz absent)***

PUBLIC COMMENT

Chairperson Funk stated that the DRC received a letter regarding 7298 Santa Ysabel Ave. from a member of the public that was shared with the DRC (Exhibit A). Chairperson Funk asked staff about the letter, and Director Dunsmore and Planning Manager Gleason addressed the DRC in regard to the issues stated in the letter.

Chairperson Funk closed the Public Comment period.

Director Dunsmore introduced Xzandrea Fowler, Senior Planner and Erick Gomez, Associate Planner.

CONSENT CALENDAR

- 1. APPROVAL OF THE SEPTEMBER 14, 2023 DRAFT MINUTES**
- 2. APPROVAL OF THE 2024 MEETING SCHEDULE**

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

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

DEVELOPMENT PROJECT REVIEW

3. 5730 EL CAMINO REAL (LA MODA MIXED-USE DEVELOPMENT)

The proposed project includes a request to construct one (1) 3-story mixed-use building with a total of eight (8) dwelling units and ground floor commercial uses and one (1) 3-story mixed-use building with an upper story ADU and ground floor commercial use on APN 031-181-055. The project will be constructed in accordance with the California Density Bonus Law and will be eligible for a maximum of three (3) development concessions.

Recommendation: Staff requests the DRC review and make design recommendations for the proposed project. (PRE23-0109)

Planner Gomez presented the staff report. Planner Gomez, Planning Manager Gleason, and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Max Zappas and Joel Snyder.

Chairperson Funk closed the Public Comment period.

MOTION:

By Committee Member Baranek and seconded by Committee Member van den Eikhof to approve the project as recommended by staff with the following modification:

- Work with staff on adding lighting in the pedestrian walkway extending from El Camino Real to the interior courtyard.

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

Planning Manager Gleason stated that this project will move on to building permits.

COMMITTEE MEMBER COMMENTS AND REPORTS

Committee Member Schmidt asked about CEQA, and Director Dunsmore answered his question.

Chairperson Funk asked about the status of the lot at the corner of El Camino Real and Traffic Way. Director Dunsmore stated that it was purchased by "Beach and Biscuits."

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for January 25, 2024; however, currently there are no items ready for that meeting, so it may be cancelled.

Director Dunsmore gave an update on the General Plan Update, Objective Design Standards, and CEQA, and then answered questions about tiny homes on wheels.

Planning Manager Gleason stated that the Dove Creek project is moving forward, and the County ADU stock plans will be an option for our residents to use in addition to the Atascadero ADU stock plans.

ADJOURNMENT– 3:10 p.m.

The next regular meeting of the DRC is scheduled for Thursday, January 25, 2024.

MINUTES PREPARED BY:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibit is available in the Community Development Department:
Letter addressed to the DRC by a member of the public regarding 7298 Santa Ysabel Ave.

Adopted 3/7/24

7298 SANTA YSABEL

I've enclosed photos of 7298 Santa Ysabel taken last week.

I would recommend that you drive down Santa Ysabel on trash day to better see for yourselves the problem.

The fact that this developer was allowed to cheap out and not provide on site communal dumpsters and subject the residents to an expense that could have been factored in to their rent as opposed to individually billed is sad. Depicted are only 15 trash bins. If all 10 units had both trash and recycle bins on the street there would be 20 bins in front of the complex taking up the entirety of the street parking.

People place bins on the street the night before pick up and return the bins to their units either pick up day or the day following pick up. Therefore the street parking is disrupted for 3 of 7 days. This is not the fault of the residents, it is the fault of poor planning and cheap builders not allocating space for communal dumpsters. Perhaps if there is a fourplex or greater developed a dumpster should be required.

Ten mailboxes mounted in two pots. Yikes. They probably don't even allow that in Bakersfield. Have we really fallen that far? Again the builder did that to cheap out, paying a few hundred for some hokey arrangement instead of a few thousand for one single post Neighborhood Delivery Community Box Unit (NDCBU) that locks for the residents. Perhaps if there is a four plex or greater developed an NDCBU should be required.

Ten ugly meters facing the street? Wow, what happened there? Couldn't the wall the meters are mounted to been flipped so the wall faced the street, not the meters. A perfect location for the street address that blank wall and a much cleaner look. Btw, where is the street address of the complex, you know, for safety purposes and delivery drivers? Was the wall a builder mistake and you just didn't make the builder correct it because it would cost them time and money? I mean that could not have been the actual plan, right? It might fly in Fresno but here, on the central coast, it just seems wrong.

So, 7298 Santa Ysabel 3 glaring errors of poor planning. Sad. I can not believe that this would have passed muster in either of our neighboring towns of San Luis Obispo or Paso Robles. Must Atascadero always be the red headed stepchild in the county? Please someone with authority in this manner, please do better next time.

DRC

PRE19-0126





