



APPROVED

OCT 1 2020

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

Regular Meeting – Wednesday, September 9, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Atascadero, CA
(Meeting held by teleconference)

CALL TO ORDER – 2:00 p.m.

Chairperson Fonzi called the meeting to order at 2:02 p.m.

ROLL CALL

Present: Chairperson Roberta Fonzi
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek
Committee Member Heather Newsom

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Associate Planner, John Holder
Assistant Planner, Mariah Gasch
IT Director, Luke Knight

Others Present: Neil Trent, CEO, Woods Humane Society
Heather Lewis, Animal Arts Architecture
Jeffrey Warren
Kindra Cooper-Okas
Greg Ravatt
Gina
Thom Jess

APPROVAL OF AGENDA

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

Motion passed by unanimous consent.

PUBLIC COMMENT

None.

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF AUGUST 12, 2020

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

Motion passed by unanimous consent.

DEVELOPMENT PROJECT REVIEW

- 2. PRELIMINARY DESIGN REVIEW OF A PROPOSED EXPANSION AT 2300 RAMONA ROAD.** The proposed project includes the preliminary review of the proposed expansion of an existing animal housing and veterinary facility to accommodate a new facility for dogs adjacent to the existing cat facility and the addition of administrative offices and site improvements. The proposed project includes animal shelter areas and veterinary services for Woods Humane Society.
- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE20-0058)

Director Dunsmore gave a brief background on the project and said a topic of discussion is land use definition, and the Public Zoning District.

Ex Parte Communications

Committee Member Dariz met with Neil Trent and Marcia Torgerson to tour this facility. Commissioner Anderson spoke to Marcia Torgerson.

Planner Holder gave a presentation on the project, and he and Director Dunsmore answered questions from the Committee. Planner Holder stated that a new site design was emailed out prior to the meeting from Woods (Exhibit A).

An email was received from Jeff and Barbara Warren prior to the meeting and was distributed to the DRC (Exhibit B) and was read into the record by Recording Secretary Manier.

PUBLIC COMMENT

The following members of the public spoke during public comment: Neil Trent, CEO of Woods Humane Society, and Heather Lewis, Animal Arts Architecture. Mr. Trent and Ms. Lewis addressed questions raised by the Committee members.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:

The Committee made the following recommendations:

Land Use

The Committee recommended that an Amendment to the CUP would be appropriate to amend this land use to include services for dogs. The Committee felt that the shelter does not meet kennel definition. (Dogs will be sheltered indoors at night and during the day, so the concern that this is a kennel and could cause significant noise does not apply.) The applicant stated that the facility will have a limited number of dogs, and dogs will be under supervision whenever they are outside. The Committee agreed that the facility seemed very well planned and organized.

Wastewater Treatment

The Committee agreed that the applicant would work with the Public Works Department to determine if the septic tank is suitable, or if the site has sewer feasibility.

Site Design

The Committee was in agreement with the revised site plan (Exhibit A).

Setbacks

The Committee agreed that the applicant would coordinate with staff to address any setback concerns.

Fencing and Screening, and Landscaping

The Committee recommended that the facility should be a clearly separated from the residential zone, especially on the south side of the property. The applicant could remove some parking and add additional landscaping. The applicant will work with staff to provide adequate privacy and screening. The tree line in the front keeps with the rural nature of the area and the Committee hopes this does not change. The Committee recommended no storage of items along the back fence line. Because the finished grade is above the houses, a CMU concrete masonry wall or similar noise barrier is recommended to prevent or minimize sound from affecting the residential area.

Sound

The Committee recommended that the applicant design the building exterior wall to be a sound barrier.

Architectural Design

The Committee was in agreement with the recommended architectural design on the second rendering.

This item will come back before the DRC before it moves on to the Planning Commission for final approval.

3. **DESIGN REVIEW OF A MIXED-USE BUILDING AT 5802 TRAFFIC WAY**

The proposed project includes design review of a new mixed-use building on a vacant lot. The proposed three-story building will have a total of 10 dwelling units on the 2nd and 3rd floors and one commercial space on the 1st floor. The dwelling units will be for rent and parking is accommodated on a surface parking lot in the rear.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE20-0063)

Director Dunsmore introduced the project, and stated that there is an affordable unit, so the applicant can have some exceptions in detail.

Planner Gasch gave a presentation on the project. Planner Gasch stated that after talking to the applicant, and after publication of the staff report, staff is now recommending softening the appearance of the retaining wall with plants and/or painting the wall a darker color. The applicant is proposing to fully enclose the trash room in the building's footprint, so it will be hidden from Traffic Way.

PUBLIC COMMENT

The following members of the public spoke during public comment: Thom Jess who gave a presentation on the project, Kindra Cooper-Okas (who sent an email which was distributed to the Committee as Exhibit C), Greg Ravatt (who sent an email which was distributed to the Committee as Exhibit D), Gina (neighbor), and David Wilson.

Applicant Thom Jess said he is willing to plant shrubs instead of oak trees would not grow to block the view. He also intends to paint the retaining wall medium-gray with anti-graffiti paint.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:

The Committee made the following recommendations:

Overall Site Design

The Committee recognizes that this site is challenging, and asked the applicant to work with staff to redesign the project with the following recommendations:

- This mixed-use development should have more mixed use commercial space, and the architectural design should be more compatible with the character of the downtown.
- The commercial area could have some outdoor dining areas.
- The applicant should revisit increased parking, including accessible parking.
- The applicant should look at some additional storage, and some open space.

- The applicant should work with staff on site distance and safety issues onto Traffic Way, by possibly setting the lower level back, making the sidewalk wider, so the 2nd floor cantilevers over the building while meeting setbacks.
- Remove cedar and add brick for building material; make the entire building compatible (i.e. all stucco or all brick.)

This item will come back to the DRC for review.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for September 23, 2020, but currently there are no items ready for that meeting.

ADJOURNMENT– 4:49 p.m.

The next regular meeting of the DRC is scheduled for September 23, 2020.

MINUTES PREPARED BY:



Annette Manier, Recording Secretary
Administrative Assistant

Adopted 10/14/2020

The following exhibits are available in the Community Development Department:

- Exhibit A – Email from Neil Trent, new site plan
- Exhibit B – Email from Jeff and Barbara Warren
- Exhibit C – Email from Peter and Kindra Okas
- Exhibit D – Email from Greg Ravatt