



APPROVED

NOV 18 2020

PSD

CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

MINUTES

Regular Meeting – Wednesday, November 4, 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 2:03 p.m.

ROLL CALL

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

Absent: None

Staff Present: Community Development Director, Phil Dunsmore

Senior Planner, Kelly Gleason
Associate Planner, John Holder
Assistant Planner, Mariah Gasch

Others Present: Various members of the public via zoom
Ted Lawton
Don Love

APPROVAL OF AGENDA

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

Motion passed 5:0 by a roll call vote.

PUBLIC COMMENT

None.

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF OCTOBER 14, 2020

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

Motion passed 5:0 by unanimous consent.

EX PARTE COMMUNICATIONS

All Committee members stated they received the same emails.

DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF A MIXED-USE DEVELOPMENT AT 11700/11600 EL CAMINO REAL (Dove Creek Commercial Amendment)

The applicants are proposing a mixed-use development concept that includes retail, residential and lodging uses on an approximately 5-acre site within the Dove Creek development. Two concepts are proposed, each with 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial uses for review and consideration:

- **Concept 1** is designed with a more public plaza setting surrounded by retail and restaurant uses with residential and a hotel use on the upper floors;
- **Concept 2** is designed with a resort focus bringing the hotel pool down to the plaza level with pool membership to residents of Dove Creek.
- **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. (AMND19-0086)

Director Dunsmore introduced the project and stated that due to the large amount of public comment received, and to allow the public more time to comment, the project will be presented; however, he asked the Committee not deliberate on this project. Instead, the project will be presented but the item will be continued to December 2, 2020 and new noticing will go out. In light of comments received stating the noticing was not done properly, Director Dunsmore stated that the City Attorney verified the noticing was adequate.

Director Dunsmore provided a history on the project. Planner Gleason gave a presentation on the project. The CEQA document will be distributed to the public in the future prior to this project moving on to Planning Commission and City Council.

Ted Lawton with Cal Coastal Communities presented the project and introduced his team as follows:

- Don Love, Project Architect, Love Architecture
- Matt Walsh, Civil Engineer
- David Pickering, General Contractor
- Jen Kim, Owner
- Wes Arrola, Landscape Architect

Cal Coastal team members made comments on the project. Mr. Lawton stated that his team is open to hearing the needs and concerns of the community, and will take any feedback received as a way to strengthen the overall project.

PUBLIC COMMENT

The following members of the public spoke during public comment: Sue Gibson, Loreli Cappel, Amoreena Anker, Dymtro Mausivich, James Santos, Julie McKnight, and John Tucker.

Members of the public submitted numerous emails, and they are listed as exhibits to the minutes.

Chairperson Fonzi closed the Public Comment period.

Ted Lawton, Don Love, and Planner Gleason addressed questions raised by members of the public, as well as the Committee members.

Topics that were discussed included the following:

- Perimeter lighting
- Construction schedule and impact on roads, resurfacing Wickson
- Garbage, delivery trucks using roads later
- Noise affecting the neighborhood
- Tenants
- Architecture, domes
- Scale
- Buildings B and C could be lowered to make more compatible
- Pool affordability
- HOA fees, maintenance fees
- Setbacks to help with privacy
- Landscaping
- Road fees
- Maintenance agreement, traffic circle
- Use of walking trails
- Towing of vehicles illegally parked
- Phasing plan
- Privacy screening/visual barrier
- Parking for residents and shops
- Types of businesses going in
- Shading and solar access analysis (sun path diagram)
- Property values and economic impact study
- 10-foot setback
- Height of hotel
- Outdoor music (Noise Ordinance)
- Drawings for 3rd level perimeter building, building massing

Committee Member Baranek stated that she would prefer the shading/solar to be included with the EIR and was not in favor of the rounded turrets.

Committee Member Newsom would like to address the height.

Committee Member Dariz would like to know if the value of the homes in Dove Creek will be affected by this development, and would like the applicant to possibly provide a study to addresses this.

Chairperson Fonzi noted, for the record, that her recommendations for the project are as follows:

1. Domes (rounded turret) not preferred in Atascadero.
2. Landscaping should look more like Atascadero landscaping, not the landscaping in other cities, such as Santa Barbara.
3. Concerned about grading and garage being dug into the hillside because of parking issues.
4. Pool being accessible is a positive attribute.
5. General concern about the additional 80 units being added. This will increase traffic on Santa Barbara Road, impact on sewer, water, etc.
6. More information on affordability, provide actual numbers.
7. Apartment building should be a 2-story building.
8. Parking on Bliss, lights may go into people's homes (can something be built to absorb light?)
9. Identify location of dumpsters, will they be hidden? Balconies, if there is not adequate storage, items tend to be placed on balconies, we may want to limit these balconies.
10. Uses of condos and apts. – no vacation rentals or air bnb. This should be actual housing.

All emails and letters received on this project are available as public record, are on file in City Hall, and will become part of the next staff report. Director Dunsmore stated that the item will be continued to December 2, 2020.

COMMITTEE MEMBER COMMENTS AND REPORTS

Chairperson Fonzi stated that she will be absent from the Dec. 2nd meeting and asked Committee Member Dariz to chair the meeting in her absence.

DIRECTOR'S REPORT

Director Dunsmore stated that the next DRC meeting is scheduled for November 18, 2020, to hear the Dove Creek mini-storage project.

ADJOURNMENT– 4:15 p.m.

The next regular meeting of the DRC is scheduled for November 18, 2020.

MINUTES PREPARED BY:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

Adopted 11/18/2020

The following exhibits are available in the Community Development Department:

Exhibit A – Email from Celeste & Russell Alfino
Exhibit B – Email from Wayne & Cindi Armour
Exhibit C – Email from Andrew Boortz
Exhibit D – Email from Loreli Cappel, EVC
Exhibit E – Email from Josh Cross
Exhibit F – Email from Brianna Doran
Exhibit G – Email from Nicole East
Exhibit H – Email from Sonny Gerber
Exhibit I – Email from Sonny Gerber
Exhibit J – Email from Candice Gerber
Exhibit K – Comments from Diana Heller
Exhibit L – Email from Jonathan & Carrie Hansen
Exhibit M – Email from Wendy Hirschman
Exhibit N – Email from Chris Hoang
Exhibit O – Email from Julie
Exhibit P – Email from Daniel & Genae Jenkins
Exhibit Q – Email from Kalle G. Kangas
Exhibit R – Email from Cindy Kendall
Exhibit S – Email from Dora & Gary Kuruma
Exhibit T – Email from Hyemi Ko
Exhibit U – Email from Taehee Kim
Exhibit V – Email from Will McKnight
Exhibit W – Email from Will McKnight
Exhibit X – Email from Julie McKight
Exhibit Y – Email from Chris Neary
Exhibit Z – Email from Geoff Phillips

Exhibit AA – Email from Kristene Pierini
Exhibit BB – Email from David Pickering
Exhibit CC – Email from Shi Qiu
Exhibit DD – Email from Vance Ray
Exhibit EE – Email from Dave Rennie
Exhibit FF – Email from Willow Saloum
Exhibit GG – Email from James Santos
Exhibit HH – Email from Greg Squires
Exhibit II – Email from Susan & Eric Sparling
Exhibit JJ – Email from Kristen Tucker
Exhibit KK – Email from Jeff Thies
Exhibit LL – Email from Jennifer Wilkinson
Exhibit MM – Email from George & Carol Wong
Exhibit NN – Email from Justin Yoon
Exhibit OO – Email from Max Zappas
Exhibit PP – Email from Emily Zhou