



APPROVED

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CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

MINUTES

Regular Meeting – Wednesday, November 18, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Atascadero, CA
(Meeting held by teleconference)

CALL TO ORDER – 2:00 p.m.

Acting Chairperson Dariz called the meeting to order at 2:01 p.m.

ROLL CALL

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

Absent: Chairperson Roberta Fonzi (excused)

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch

Others Present: Frances Romero
Loch Soderquist
Various members of the public

APPROVAL OF AGENDA

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

Motion passed 4:0 by a roll call vote.

PUBLIC COMMENT

None.

Acting Chairperson Dariz closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 4, 2020

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

Motion passed 4:0 by a roll call vote.

DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF A MINI-STORAGE AND CO-WORKING OFFICE USE DEVELOPMENT AT 11450 VIEJO CAMINO AND 11505 EL CAMINO REAL

The request consists of preliminary design and neighborhood compatibility of a mini-storage and co-working office use w/approx. 56,330 sf of storage space, a 2,000 sf workshop, and 3,320 sf of co-working office space in the Public zoning district. The project includes a Master Plan of Development, Zone Text Change, Lot Line Adjustment, realignment of a natural drainage feature, and a remainder parcel for future development.

- 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. (DEV20-0076)

Director Dunsmore introduced and gave a history on the project.

EX-PARTE COMMUNICATIONS

All Committee members stated they received the same emails and letters.

Committee member Newsom spoke with the applicant and heard the project previously at the DRC and Council.

Committee member Baranek spoke with the design team.

Committee members Anderson, Baranek and Dariz reviewed this previously at the DRC meeting on June 24, 2020.

Director Dunsmore stated that this is a new application. Dunsmore noted that the primary focus of the DRC is to determine if the land use compatibility findings can be made with the improved design or whether the land use compatibility issue remains regardless of design.

Planner Gleason presented the project.

PUBLIC COMMENT

Emails received (Exhibits A-H) were distributed to the Committee prior to the meeting.

The following members of the public spoke during public comment: Frances Romero who made a presentation (Exhibit I), Loch Soderquist, Sharyn Malizia, Max Zappas, Ted Lawton, Vy Pierce, and John Malizia.

Acting Chairperson Dariz closed the Public Comment period.

Staff and the applicant answered questions raised during public comment.

Acting Chairperson Dariz re-opened the Public Comment period.

PUBLIC COMMENT

The following members of the public spoke during public comment: Frances Romero, Max Zappas and Vy Pierce.

Acting Chairperson Dariz closed the Public Comment period.

The applicant (Frances Romero on behalf of Scott Newton) informed Director Dunsmore during the meeting that they would like to modify the proposed co-working space into an assembly/community room. Director Dunsmore stated that this amendment would remove the need for a Zoning Text Amendment

MOTION: By Committee member Anderson and seconded by Committee member Baranek to approve the project concept redesign to include public assembly (community room) and mini-storage, and that the committee is in agreement that the design and land use is compatible with General Plan Policy.

Motion passed 3:1 by a roll call vote.
(Newsom voted no)

Planner Gleason stated that this project will not go to City Council for final action, unless it's appealed. It will move on to Planning Commission for a use permit, once staff receives a complete application.

COMMITTEE MEMBER COMMENTS AND REPORTS

None


DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for December 2, 2020, to hear the Dove Creek Commercial Amendment project.

ADJOURNMENT– 3:40 p.m.

The next regular meeting of the DRC is scheduled for December 2, 2020.

MINUTES PREPARED BY:



Annette Manier, Recording Secretary
Administrative Assistant

Adopted 12/2/2020

The following exhibits are available in the Community Development Department:

- Exhibit A – Email from Nancy Ayres
- Exhibit B – Email from Justin Crawford
- Exhibit C – Email from Justin Crawford
- Exhibit D – Email from Brianna Doran
- Exhibit E – Email from Cathy LeMoine
- Exhibit F – Email from Janet Murrieta
- Exhibit G – Email from Susan Sparling
- Exhibit H – Email from Susan Sparling
- Exhibit I – Applicant's presentation