



**APPROVED**

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CITY OF ATASCADERO  
PLANNING

## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE**

### **MINUTES**

**Regular Meeting – Wednesday, December 2, 2020 – 2:00 P.M.**  
**City Hall, 6500 Palma Avenue, Atascadero, CA 93422**  
*(Meeting held by teleconference)*

#### **CALL TO ORDER – 2:00 p.m.**

Acting Chairperson Dariz 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

Absent: Chairperson Roberta Fonzi (excused)

Others Present: Recording Secretary, Annette Manier

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

Others Present: Ted Lawton  
Various members of the public

#### **APPROVAL OF AGENDA**

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

***Motion passed 3:0 by a roll call vote.  
(Fonzi absent, Anderson arrived late)***

#### **PUBLIC COMMENT**

None.

***Acting Chairperson Dariz closed the Public Comment period.***

***Committee member Anderson joined the meeting at 2:19 p.m.***

## **CONSENT CALENDAR**

### **1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 18, 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.  
(Fonzi absent)*

## **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 on the vacant commercial portion of Dove Creek that includes retail, residential and lodging uses on the approximately 5-acre vacant site within the Dove Creek development. The conceptual project includes 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial uses along with underground parking, and a large community park/common area for review and consideration. The applicants are requesting an exception to the height standards to allow an approximately 68-foot tall building where 35-feet is allowed and the applicants are requesting to increase the allowed residential density above the 279 that were previously allowed in 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)

## **EX PARTE COMMUNICATIONS**

None.

Director Dunsmore stated that this project will come before the DRC again prior to it moving on to Planning Commission, and then City Council. Planner Gleason presented the project and stated that this is a 3<sup>rd</sup> concept plan. Staff is looking for direction in regards to neighborhood compatibility.

## **PUBLIC COMMENT**

Emails were received from Julie McKnight (Exhibit A), Brianna Doran (Exhibit B) and Will McKnight (Exhibit C) and were distributed to the Committee prior to the meeting.

The following members of the public spoke during public comment: Ted Lawton (applicant), who gave a presentation on the revised project (Exhibit D), Bob Gibson, Brianna Doran, Dmytro Marushkevych, John Tucker, Will McKnight, and Sonny Gerber.

The applicant and staff answered questions from Committee members. Once staff receives general direction from the DRC, staff will begin review of code compliance and

General Plan compliance. Economic viability of the project is not a consideration under City policy, but it is up to the applicant to do a market analysis. Staff stated that the height may change based on the updated Housing Element that was just passed.

***Acting Chairperson Dariz closed the Public Comment period.***

Staff and the applicant answered questions raised during public comment.

***Acting Chairperson Dariz re-opened public comment***

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: John Tucker.

***Acting Chairperson Dariz closed the Public Comment period.***

The Committee agreed on the following recommendations:

### **Building height, scale and massing**

The DRC recommended the following:

- Applicant provide more detailed information on height as it relates to adjacent streets in order to provide more light, and an updated site section.
- A solar access analysis should be done so the project is not “shading” onto adjacent properties.
- Applicant provide additional renderings and sketches on height (agreed that 50 ft. is better than 70 ft.).

### **Architectural design**

The DRC recommended the following:

- Additional architectural designs be submitted for review so that the project presents more of an “Atascadero” feel.
- The DRC was not in favor of the domes on this building, and said they don’t really seem to fit at this location, although they were not completely against the domes.
- Mission-design theme is generally a good style for a taller building and craftsman is generally good for a shorter building. Staff will work with the applicant on design.
- The portico (corner) could be made to look more interesting. The corner dome could look different. Instead of all the towers being reached by a rounded element, they could be squaring off the structural element of the towers.

### **Overall site design**

The Committee recommended the following:

- Residential portion should be adjacent to residential area in Dove Creek, with the commercial portion of the project being adjacent to Santa Barbara and El Camino Real.
- If the presentation of the project at Santa Barbara and El Camino Real are improved, it could be a great gateway to the City.

- The Committee was in favor of the potential for a park and underground parking.
- Applicant to work on trash issue prior to next DRC meeting (how to handle the dumpsters). Applicant will need to get approval of the plans with Atascadero Waste Management.
- The Committee is interested in reviewing the traffic report to look at the street design to see if the project can accommodate future traffic.
- The Committee would also like additional information on HOA details and fees.
- The Committee would like to make sure that code compliance is evaluated prior to next DRC meeting so they can look at numbers, as it helps in giving direction. Once code compliance is determined, the Committee can review final design.

**The Committee would like the applicant to work on the project once more, and come back to the DRC for review.**

### **COMMITTEE MEMBER COMMENTS AND REPORTS**

None

### **DIRECTOR'S REPORT**

Director Dunsmore stated that the next meeting scheduled for December 9, 2020 will be cancelled. Director Dunsmore gave an update on the Barrel Creek project.

### **ADJOURNMENT– 4:40 p.m.**

The next regular meeting of the DRC is scheduled for January 13, 2021.

### **MINUTES PREPARED BY:**



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Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 2/10/2021

The following exhibits are available in the Community Development Department:

- Exhibit A – Email from Julie McKnight
- Exhibit B – Email from Brianna Doran
- Exhibit C – Email from Will McKnight
- Exhibit D – Applicant's presentation